

This instrument was prepared by

(Name) Wade H. Morton, Jr.

(Address) P. O. Box 1227 Columbiana, Alabama 35051



19720614000030110 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/14/1972 12:00:00 AM FILED/CERT

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 (\$1.00) DOLLARS, love and affection, and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Melvin Jack Dean and wife, Verna Mae Dean

(herein referred to as grantors) do grant, bargain, sell and convey unto

Melvin Jack Dean and wife, Verna Mae Dean

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

All of that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, that lies and is situated South of the Columbiana-Calera Highway right-of-way, which said highway is also known as Alabama Highway Number 25, LESS AND EXCEPT the part thereof conveyed to Alfred Horton by deed recorded in Deed Book 153, at Page 33, in the Office of the Judge of Probate of Shelby County, Alabama, which excepted part is described therein as follows, to-wit: Beginning at the SW corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 35, Township 21, Range 1 West, and run North 501 feet; thence 364 feet Northeast along Highway Number 25; thence South 711 feet; thence West 364 feet to the point of beginning, this being 5 acres, more or less; ALSO LESS AND EXCEPT the part thereof conveyed to Alfred Horton by deed recorded in Deed Book 208, at Page 539, in said Probate Records, which excepted part is described therein as follows, to-wit: Commencing at the Southwest corner of the said NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 35, Township 21, Range 1 West, and run North 501 feet; thence run Northeast along the Southeast right-of-way of Highway No. 25, a distance of 364 feet to the point of beginning of the parcel conveyed; thence continue running Northeast along the Southeast right-of-way of Highway No. 25, and run a distance of 40 feet; thence run South parallel to the East boundary line of Alfred Horton's property, as described in Deed Book 153, at Page 33, a distance of 711 feet, more or less, to the South boundary line of said quarter-quarter section; thence run West 40 feet to the Southeast corner of Alfred Horton's said property; thence run North along the East boundary line of Alfred Horton's said property a distance of 711 feet to the point of beginning; ALSO LESS AND EXCEPT the part thereof conveyed to Donald Horton and Joyce Horton by deed recorded in Deed Book 238, at Page 195, in said Probate Records, which excepted part is described therein as follows, to-wit: Commence at the Southwest corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 35, Township 21 South, Range 1 West, and run Easterly along
(Continued on reverse side)

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th day of June, 1972.

WITNESS:

(Seal)

(Seal)

(Seal)

Melvin Jack Dean
Melvin Jack Dean

(Seal)

Verna Mae Dean

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Judy A. Davis, a Notary Public in and for said County, in said State, hereby certify that Melvin Jack Dean and wife, Verna Mae Dean, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, A. D., 1972.

Notary Public.

Wade

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

(Property Description Continued)

the South line of said quarter-quarter section a distance of 404 feet to the Southeast corner of lot to Alfred Horton, as described in Deed Book 208, Page 539, in the Probate Office of Shelby County, Alabama, for the point of beginning of the tract herein described; thence continue Easterly along South line of said quarter-quarter section a distance of 115 feet to a wire fence; thence Northerly along wire fence a distance of 719 feet, more or less, to the South right-of-way line of Columbiana-Calera Highway; thence in a Southwesterly direction along said highway right-of-way a distance of 128 feet, more or less, to the Northeast corner of Alfred Horton's land, as described in said Deed Book 208, at Page 539; thence in a Southerly direction along East line of said Alfred Horton's land a distance of 711 feet, more or less, to point of beginning.



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