

This instrument was prepared by

2849

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Shelby Cnty Judge of Probate, AL
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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 EIGHTHUNDRED (\$800.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt

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

E. J. Abbott and wife, Jewel F. Abbott

(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:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed East along the South boundary of said $\frac{1}{4}$ Section for a distance of 1,540.7 feet to a point that is 30 feet at right angles from the center of the Chancellors Ferry Road; thence turn an angle 121 deg. 33' to the left and proceed North 32 deg. 27' West along the Western boundary of said road for a distance of 883.43 feet; thence turn an angle of 99 deg. 20' to the left and proceed South 48 deg. 13' West for a distance of 152 feet to a point; from this point continue South 48 deg. 13' West for a distance of 150 feet; thence turn an angle of 97 deg. 47' to the right and proceed North 34 deg. 00' West for a distance of 261.2 feet; thence turn an angle of 69 deg. 44' to the right and proceed North 35 deg. 44' East for a distance of 150 feet; thence turn to the left and run in a Northwesterly direction parallel to the Southern boundary of U. S. Highway No. 280 a distance of 280 feet to point of beginning of the lot herein conveyed, which said point is the Northwestern corner of lot presently owned by grantees; thence continue in the same direction a distance of 90 feet to a point; thence turn to the left and run in a Southwesterly direction perpendicular to the Southern boundary of U. S. Highway No. 280 for a distance of 150 feet to a point; thence turn to the left and run Southeasterly a distance of 90 feet, more or less, parallel to the Southern boundary of said U. S. Highway No. 280 to a point, which said point is the Southwestern corner of lot presently owned by grantees; thence turn to the left and run Northeasterly a distance of 150 feet along the Western boundary of grantees' present lot to point of beginning.

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

day of April, 1972

WITNESS:

(Seal)

(Seal)

(Seal)

L. N. Wyatt, Sr. (Seal)
Kathleen E. Wyatt (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that L. N. Wyatt, Sr. and wife, Kathleen E. Wyatt 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 28th day of April, A. D., 1972

Notary Public.