

Donald L. Newson
of CORRIE NEWSON, ROBERT L. LAL, JAYS

529 Frank Nelson Building
BIRMINGHAM, ALABAMA 35203

This instrument was prepared by

(Name)

(Address)

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,

See Mtg 325-538

That in consideration of Thirty thousand & no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Bill W. Franke and wife Johnette Franke

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

George W. Crocker and wife, Joyce Crocker

(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 Section 18 Township 20 South, Range 2 West, run thence in a Northerly direction along the West line of said Section 18 for a distance of 1600.43 feet; thence turn an angle to the right of 89 deg. 49' 30 " and in an easterly direction a distance of 444.45 feet; to the point of beginning; from the point of beginning thus obtained thence continue along last described course for a distance of 309.91 feet to a point in the center line of a paved road; thence turn an angle to the right of 113 deg. 58' and in a Southwesterly direction along the center line of a paved road for a distance of 116.25 feet; thence turn an angle to the left of 2° 26' and continue along the center line of a paved road for a distance of 200.25 feet; thence turn an angle to the right of 84° 52' and in a Northwesterly direction for a distance of 43.54 feet to the point of beginning of a curve to the left (said curve having a central angle of 26 deg. 04' and a radius of 327.40 feet); thence along the arc of said curve for a distance of 148.95 feet; thence turn an angle to the right of 86° 38' (said angle being measured from chord of last described course to the preceding course) and run in a Northerly direction for a distance of 271.54 feet to the point of beginning, situated in Shelby County, Alabama.

Subject to ad valorem taxes for tax year 1972;

Subject to transmission line permits to Alabama Power Company recorded in Deed Book 127, Page 395 and in Deed Book 226 page 577 in Probate Office;

Subject to right of way deed to Shelby County recorded in Deed Book 202, Page 448 in Probate Office;

Subject to such other easements of record;

\$27,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously with delivery of this deed.

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 11th

day of September, 1972

WITNESS

(Seal)

(Seal)

(Seal)

Bill W. Franke
Bill W. Franke

Johnette S. Franke
Johnette Franke

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment



19720914000045880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/14/1972 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bill W. Franke and wife, Johnette Franke whose name s 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 11th day of September, A. D., 1972.

Donald L. Newson
Notary Public.