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Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 4054

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seven Thousand Two Hundred Forty and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Jack E. Crouch and wife, Shirley M. Crouch

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Hershel A. Pickett and Billie Jean Pickett

(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:

A parcel of land situated in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the Southeast corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7 and go North 81 deg. 27 min. West along the South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for 409.85 feet to the point of beginning; thence continue along this line for 300.35 feet; thence North 4 deg. 28 min. West for 604.00 feet to the South boundary of Meadowood Lane; thence South 87 deg. 31 min. East along this boundary for 200.00 feet to the beginning of a curve to the left having a central angle of 62 deg. 29 min., and a radius of 60.00 feet; thence along this curve 65.43 feet; thence South 11 deg. 03 min. East for 593.93 feet to the point of beginning. All corners are marked by irons and tract contains 3.62 acres.

Subject to the restrictions and covenants shown in that certain deed from Victor Scott Construction Company, Inc. to Jack E. Crouch dated the 12 day of March, 1973 and recorded in Deed Book 279, Page 162 in the Probate Office of Shelby County, Alabama.

BOOK 279 PAGE 326

19730322000015780 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/22/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
1973 MAR 22 AM 11:32  
Deed Book 279  
INSTRUMENT WAS FILED

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 12<sup>th</sup> day of February, 19 73.

WITNESS:

\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

Jack E. Crouch \_\_\_\_\_(Seal)  
Shirley M. Crouch \_\_\_\_\_(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, Betty A. Crawford, a Notary Public in and for said County, in said State, hereby certify that Jack E. Crouch and wife, Shirley M. Crouch whose name s are signed to the foregoing conveyance, and who are known to 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 12<sup>th</sup> day of February, A. D., 19 73.

Betty A. Crawford  
Notary Public.  
My Commission Expires July 27, 1974