Form 1-1-7 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

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

4980

19730424000022090 1/1 $.00
Shelby Cnty Judge of Probate, AL
04/24/1973 12:00:00 AM FILED/CERT

That in consideration of Fifty Thousand and no/100 --- Dollars

to the undersigned grantor, Scott-Long Insurance and Realty a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

W. M. Humphries and Eloise H. Humphries

(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 SW¼ of the SE¼ of Section 2, Township 24 North, Range 12 East and proceed south 89 deg. 57 min. west a distance of 1350.0 feet; thence north 1 deg. 45 min. east a distance of 341.33 feet; thence south 89 deg. 57 min. west 248.18 feet; thence north 4 deg. 03 min. west 139.1 feet; thence north 33 deg. 00 min. west 549.5 feet; thence north 72 deg. 03 min. west 371.3 feet; thence north 3 deg. 33 min. west 501.6 feet to the point of beginning of the land herein conveyed; thence north 84 deg. 07 min. east 336.8 feet; thence south 4 deg. 20 min. west 127.0 feet; thence north 89 deg. 47 min. east 136.7 feet; thence north 7 deg. 51 min. west 160.7 ft. thence north 25 deg. 29 min. east 186.6 feet; thence north 56 deg. 18 min. east 227.1 feet; thence north 33 deg. 25 min. east 183.4 feet; thence north 7 deg. 33 min. west 112.8 feet; thence north 11 deg. 5 min. west 172.43 feet to the south right-of-way line of Alabama Highway 25; thence along the south line of said Hwy. right-of-way north 86 deg. 56 min. west 230.0 feet; thence north 85 deg. 48 min. west 590.8 feet and north 71 deg. 43 min. west 517.0 feet; thence run south 43 deg. 00 min. east 267.0 feet; thence south 52 deg. 48 min. east 277.8 feet: thence south 33 deg. 03 min. east 210.0 ft thence south 3 deg. 33 min. east 475.6 ft. to the point of beg.; situated in Shelby County, Alabama

LESS AND EXCEPT that portion sold to the City of Montevallo Water Works and subject to easement for water line, the same being described as follows: Commence at the southeast corner of the SW¼ of the NW¼ of Section 2, Township 24 North, Range 12 East and run south 88 deg. 00 min. west along the south line of said forty a distance of 461.21 feet; thence south 18 deg. 47 min. east a distance of 20.65 feet to the point of beginning, being the southeast corner of the lot herein conveyed; thence north 87 deg. 30 min. west a disance of 100.00 feet; thence north 2 deg. 30 min. east a distance of 100.00 feet; thence south 87 deg. 30 min.east a distance of 100 feet; thence South 2 deg. 30 min. west a distance of 100.0 feet to the point of beg., containing 0.21 acres, more or less, located in the SW¼ of NW¼ and NW¼ of SW¼ Section 2, Township 24 North, Range 12 East, Shelby County, Alabama. Said easement is described as being an easement 10 ft. wide, 5 ft. on each side of a center line described as beg. at the northeast corner of the lot above described and run north 7 deg. 00 min. east a distance of 126.69 ft. to the south ROW of Hwy. No. 25; and also an extension of the above described easement beg. at a pt. 5 ft. east of the northeast corner of the said above described water tank lot and extending south 7 deg. 00 min. to an intersection with the east side of said lot; then north 2 deg. 00 min. east to the northeast corner of said lot; thence east 5 ft. to the pt. of beg.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Victor Scott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of April 19 73.

ATTEST:

Secretary

SCOTT-LONG INSURANCE AND REALTY

By President

STATE OF ALABAMA
COUNTY OF SHELBY }

STATE OF ALA., SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON
APR 24 19 73
JUDGE OF PROBATE

I, Martha B. Joiner a Notary Public in and for said County in said State, hereby certify that Victor Scott whose name as President of Scott-Long Insurance & Realty a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

SALE DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Given under my hand and official seal, this the 17th day of April 19 73.

JUDGE OF PROBATE