

## 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 Six Thousand, Two Hundred Eighty 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

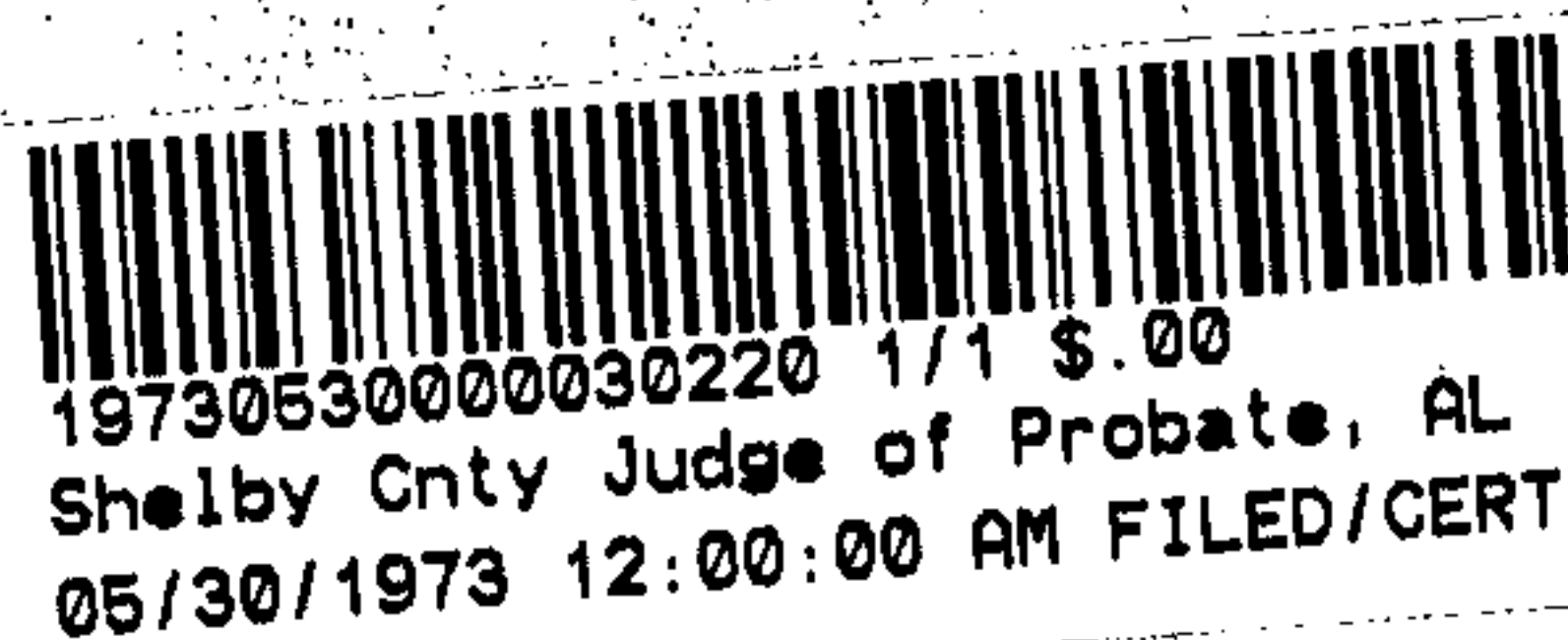
(herein referred to as grantors) do grant, bargain, sell and convey unto

John B. Duncan and wife Margaret H. Duncan

(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 5 deg. 26 min. east along the east boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 238.22 feet to the point of beginning; thence continue along this line for 496.37 feet; thence south 86 deg. 18 min. west for 497.73 feet to a point on a curve on the east boundary of Meadowood Lane, said curve having a central angle of 45 deg. 34 min. and a radius of 60.00 ft; thence southwesterly along this curve for 47.71 feet; thence south 48 deg. 08 min. east for 627.40 feet to the point of beginning. (All corners are marked by irons and the tract contains 3.14 acres, more or less.)

Subject to restrictive covenants as shown in deed dated April 11, 1973, recorded in Deed Book 279 Page 638 in Probate Office.



STATE OF ALABAMA, SHELBY CO.  
I, Carol M. Duncan,  
JUDGE OF PROBATE  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
1973 MAY 30 AM 11:52  
INSTRUMENT WAS FILED  
6-5-73

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 23rd day of May, 1973.

WITNESS:

Jack E. Crouch (Seal)  
Jack E. Crouch  
Shirley M. 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 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 23rd day of May, A. D., 1973.

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

BOOK 280 PAGE 537