

This instrument was prepared by

(Name) Karl C. Harrison
(Address) Attorney at Law
Columbiana, Alabama 35051

10000

6307

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars and other good and valuable consideration, DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
James W. Huckaby, Jr. and wife, Lois Huckaby

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

James L. King and Rose Marie King

(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:

Begin at the Southwest corner of NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, thence North for 317.78 feet to point of beginning; thence right for 85 deg. 41 min. for 112.48 feet; thence right 50 deg. 05 min. for 140.05 feet; thence left 16 deg. 00 min. for 117.06 feet; thence right 8 deg. 08 min. 20 sec. for 83.0 feet; thence right 4 deg. 06 min. for 82.5 feet; thence right 94 deg. 51 min. 20 sec. for 67.2 feet; thence left 7 deg. 27 min. for 79.19 feet; thence left 1 deg. 25 min. 40 sec. for 239.59 feet; thence right 12 deg. 24 min. 20 sec. for 250.13 feet; thence right 129 deg. 40 min. for 394.86 feet to point of beginning. Contains 2.09 acres, more or less, in NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West, also contains 2.13 acres, more or less in SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West.

Minerals and mining rights excepted, and subject to easements and rights of way of record.

Subject to the following restrictive covenants, which shall be construed as running with the land: said property shall be used for residential purposes only, containing a minimum of 2,000 square feet of floor space, and no residence or outbuilding shall be located closer than 60 feet from the centerline of the road or street providing access to said property.

19730611000032690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/11/1973 12:00:00 AM FILED/CERT

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 June, 1973

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
1973 JUN 11 AM 10:59
INSTRUMENT WAS FILED
I CERTIFY THIS
day of JUNE 1973
BOOK 280 PAGE 734

(Seal)
(Seal)
(Seal)

James W. Huckaby, Jr. (Seal)
Lois Huckaby (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Huckaby, Jr. and wife, Lois Huckaby 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 11th day of June, A. D., 1973.

Mary D. Harrison
Notary Public.