

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA



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Shelby Cnty Judge of Probate, AL  
10/10/1973 12:00:00 AM FILED/CERT

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, 276

That in consideration of other valuable consideration and One and No/100----- 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 wife, 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 NW¼ of NW¼ of Section 36, Township 19 South, Range 3 West, thence North for 317.78 feet; 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 79.15 feet; thence left 1 deg. 25 min. 40 sec. for 239.59 feet; thence right 12 deg. 24 min. 20 sec. for 250.18 feet; thence right 129 deg. 40 min. for 394.86 feet to point of beginning. Contains 2.09 acres, more or less, in NW¼ of NW¼ of Section 36, Township 19 South, Range 3 West, also contains 2.13 acres, more or less, in SW¼ of NW¼ 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 center line of the road or street providing access to said property.

This deed is executed as a deed of correction, in order to correct errors in the property description in the deed heretofore executed from the grantors to the grantees recorded in Deed Book 280 at page 734, Office of Judge of Probate of Shelby County, Alabama.

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 10th day of October, 1973

WITNESS

(Seal)

(Seal)

(Seal)

Lois Huckaby (Seal)  
James W. Huckaby, Jr. (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 10th day of October, A. D., 1973

Mary D. Thompson  
Notary Public.