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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  
01/21/1974 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,

see Mtg 336-695

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

Jerry L. Dummier and wife, Kay E. Dummier

(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 Northeast corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run in a Westerly direction along the North line of said quarter-quarter a distance of 41.35 feet; thence turn an angle to the left of 78 deg. 31 min. and 11 sec. and run South 0 deg. 00 min. a distance of 222.39 feet to the point of beginning; thence continue on last described course South 0 deg. 00 min. a distance of 133.66 feet; thence run South 43 deg. 13 min. West a distance of 167.40 feet to a point that is 5 feet South easterly of the water's edge of Huckabee Lake (property described herein includes all property to the water's edge); thence run South 18 deg. and 59 min. West a distance of 116.63 feet to a point that is 5 feet Southeasterly of the water's edge; thence run South 69°-01' East a distance of 157.18 feet to a point of curve on the north right of way line of a county road, said curve having a radius of 25 feet and a central angle of 42°-50', the radius of said curve lying northwesterly from said point of curve on a bearing of North 10°-36' West; thence easterly and northeasterly along the arc of said curve for a distance of 18.69 feet to the end of said curve; thence North 36°-34' East along a line tangent to said curve and along the road right-of-way line for a distance of 325.59 feet; thence run North 53°-26' West a distance of 253.55 feet to the point of beginning. Said parcel contains 1.6 acres, more or less.

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 and shall be limited to one residence (exclusive of out-buildings) 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.

This deed is executed as a deed of correction, in order to correct errors contained in that certain deed heretofore executed by the grantors to the grantees recorded in Deed Book 278 at page 224, 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 5th

day of January, 1974

(Seal)

(Seal)

(Seal)

James W. Huckaby, Jr. (Seal)

Lois Huckaby (Seal)

(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 8 day of January, A. D., 1974

Notary Public.