

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



19740211000006610 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/11/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jesse Allen and wife, Dorothy Allen  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Douglas Ray Allen and Rebecca Allen

(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 SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 5, Township 22 South, Range 3 West more particularly described as follows: Begin at the southeast corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 5 and proceed westward along the south side of said Section 405.83 feet; thence at an angle of 79 deg. 52 min. to the right and run 33.17 feet to the point of beginning of said lot; thence continue northerly in the same straight line 134.0 feet to the northwest corner of said lot; thence turn an angle of 90 deg. 00 min. to the right and run 150.0 feet; thence turn an angle of 90 deg. 00 min. to the right and run southerly 134.0 feet; thence turn an angle of 90 deg. to the right and run 150.00 feet to the point of beginning.

Also an easement for roadway purposes only over and along the following strip of land: Begin at the SE corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 5, Township 22 South, Range 3 West and proceed westward along the south side of said Section 405.83 feet; thence at an angle of 79 deg. 52 min. to the right and run 33.17 feet; thence continue northerly in the same straight line 134.0 feet; thence turn an angle of 90 deg. 00 min. to the right and run 20.92 feet to the point of beginning of said easement, being the west border of a 12.0' wide roadway; thence at an angle of 101 deg. 41 min. to the left and along the west side of this roadway 156.0 feet to the southeast boundary of a paved highway; thence in a north-easterly direction along the south boundary of said Highway 12.23 feet to the east side of the easement being granted; thence in a southeasterly direction and parallel to the west side of said roadway 161.0 feet; thence run westerly 12.23 feet to the point of beginning of the strip being granted as an easement for roadway purposes.

It is understood that the above described land includes the property heretofore conveyed by deed recorded in Deed Book 250 page 273 in the Probate Office 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 15th

day of April, 1969

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1974 FEB 11 PM 2:07

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

Carroll M. Brubaker

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Jesse Allen

(Seal)

Dorothy Allen

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Jesse Allen and wife, Dorothy Allen whose name is also 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 15th day of April, A. D., 1969

Martha B. Joiner

Notary Public.