

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-two Thousand, Five Hundred and no/100----- DOLLARS

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

Syvilla Hulsey and husband, D. C. Hulsey

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

James W. Blackmon and Maxine A. Blackmon

(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:

All that part of the NW $\frac{1}{4}$ of Section 7, Township 21, Range 2 East, more particularly described as follows: Beginning at a point which is north 88 deg. 45 min. east 660.18 feet and south 01 deg. 43 min. east 25.0 feet from the northwest corner of Section 7, Township 21, Range 2 East (said point is further described as begin a point on the south margin of Brothers Drive); thence from the true point of beginning south 01 deg. 43 min. east 1301.87 feet; thence north 89 deg. 10 min. east 993.28 feet; thence north 01 deg. 52 min. west 1312.08 feet to the south margin of Brothers Drive; thence south 88 deg. 45 min. west along said Drive 990.27 feet to the point of beginning; said property containing 29.75 acres, more or less.

Subject to flood rights of Alabama Power Company and transmission line permit and protective covenants shown on Brothers Addition to the Town of Wilsonville subdivision, in Map Book 4 page 59 in Probate Office of Shelby County.

Also boat launching privileges at the launching area now on grantors property. Expenses of upkeep of the launching area will be shared by the parties hereto.

Subject to utility easements as shown on recorded plat and subject to Transmission Line Permits of record to Alabama Power Company.

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Shelby Cnty Judge of Probate, AL
03/08/1974 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 7th day of March, 1974.

STATE OF ALABAMA
Shelby COUNTY
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN ABOVE
U.C. FILE NUMBER OR
1974 MAR -8 AM 8:09
INSTRUMENT WAS
FILED IN THIS
CO. SHELBY CO.
WITNESS

Syvilla Hulsey (Seal)
D. C. Hulsey (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. Joines, a Notary Public in and for said County, in said State, hereby certify that Syvilla Hulsey and husband, D. C. Hulsey whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 7th day of March, A. D., 1974