

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW 686

(Address) COLUMBIANA, ALABAMA



19740712000034320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/12/1974 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,

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,

George W. Brown and wife, Kathryn Brown

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

Lewis B. Walker and wife, Imogene T. Walker

(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 NE corner of the NE¼ of the NE¼ of Section 27, Township 21 South, Range 1 West; thence run South 13 deg. 10 min. West a distance of 939.10 feet; thence turn an angle of 45 deg. 28 min. to the left and run a distance of 127.50 feet to a point on the South right of way line of a County Road which is the point of beginning of the parcel herein described; thence turn an angle of 90 deg. 00 min. to the left and run along the South right of way line of said County Road a distance of 80.00 feet to the NE corner of the parcel of land described in Deed Book 277 at page 686, Office of Judge of Probate of Shelby County, Alabama; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 200.00 feet to the North right of way line of the Southern Railroad; thence turn an angle of 90 deg. 00 min. to the right and run along said railroad right of way a distance of 135.00 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 50.00 feet to the Southwest corner of the parcel described in Deed Book 220 at page 250 in said Probate Office; thence continue in a Northwesterly direction along the West line of said parcel described in Deed Book 220 at page 250 in said Probate Office a distance of 150.00 feet to the South line of said County Road right of way; thence run Northeasterly along the South line of said County Road right of way a distance of 55.00 feet to the point of beginning.

Subject to easements and rights of way of record.

Subject also to first mortgage to Shelby County Savings and Loan Association as recorded in Mortgage Book 285 at page 591, Office of Judge of Probate of Shelby County, Alabama, which said mortgage and indebtedness evidenced thereby, the grantees assume and agree to pay the remaining balance thereon, according to the terms provisions, and conditions as set forth therein.

Subject also to purchase money second mortgage in the amount of \$12,000.00.

Subject also to rights of Lessee who is presently in possession of the said property under terms of an existing Lease.

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 12th day of July, 1974.

(Seal)

(Seal)

(Seal)

(Seal)

(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 George W. Brown and wife, Kathryn Brown whose name S 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 12th day of July, A. D., 1974

Notary Public.