


STATE OF ALABAMA

SHELBY COUNTY

7814



19740822000041410 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
08/22/1974 12:00:00AM FILED/CERT

That in consideration of love and affection and One and No/100 (\$1.00) Dollar to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, W. B. Suggs and wife, Audrey Suggs (herein referred to as grantors) do grant, bargain, sell and convey unto James H. Suggs and wife, Ruth Suggs (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:

## Parcel No. 1:

A part of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 29, Township 19, Range 1 East, being more particularly described as follows: Commencing at the right of way of the A. B. & A. Railroad where the public road (dirt road) strikes the right of way of said A. B. & A. Railroad; running Northerly along said road 70 yards; thence Westerly 140 yards; thence Southerly 70 yards; thence Easterly along the North right of way of said A. B. & A. Railroad to the point of beginning, containing 2 acres, more or less.

## Parcel No. 2:

Part of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 29, Township 19, Range 1 East, being more particularly described as follows: Starting at the SW corner of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 29, Township 19, Range 1 East, and run East along South line of said forty 199 yards and 1 foot; thence North 199 yards and 1 foot; thence West 199 yards and 1 foot; thence South 199 yards and 1 foot to starting point; containing 8 acres, more or less.

## Parcel No. 3:

The East Half of NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 29, Township 19 South, Range 1 East.

## Parcel No. 4:

All that part of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 29, Township 19 South, Range 1 East lying North of the Atlantic Coastline Railroad right of way, being more particularly described as follows: Begin at the Northwest corner of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 29, Township 19 South, Range 1 East and run thence East along the North line of said quarter-quarter section a distance of 592 feet, more or less, to the intersection thereof with the North right of way line of said Atlantic Coastline Railroad; thence run Southwesterly along said North right of way line of said railroad to the intersection thereof with the West line of said quarter-quarter section; thence run North, along the West line of said quarter-quarter section, a distance of 63 feet, more or less, to the point of beginning, containing 0.43 acres, more or less.

Together with an easement for a right of way over and across an existing dirt road which has been located and used for the past 40 or more years from said Parcel No. 1 to said Parcel No. 2, providing ingress and egress to and from said Parcel No. 1 and said Parcel No. 2.

Subject to easements and rights of way of record.

Subject to a life estate in and to said property which is reserved by the grantor, W. B. Suggs.

This is a deed of replacement for a former deed of the grantors to the grantees recorded in Deed Book 274 at page 229, Office of Judge of Probate of Shelby County, Alabama, this deed also conveying additional property.

TO HAVE AND TO HOLD to the said GRANTEES and subject to the life estate reserved by the grantor, W. B. Suggs, 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 22<sup>nd</sup> day of August, 1974.



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STATE OF ALABAMA  
I CERTIFY THIS INSTRUMENT WAS FILED  
1974 AUG 22 11:10:40  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
JUDGE OF PROBATE  
Candy M. Bunker

W. B. SUGGS

W. B. SUGGS & WIFE

(SEAL)  
(SEAL)

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. B. Suggs and wife, Audrey Suggs, 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 22<sup>nd</sup> day of August,

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