

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

8/174

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and no/100 DOLLARS (\$10,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Mae W. Mullen (herein referred to as grantor) do grant, bargain, sell and convey unto J. J. Nolen and Ruby Lee Nolen (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 located in the SW $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West, more particularly described as follows: Commence at the northwest corner of the SW $\frac{1}{4}$ Section 17, Township 21 South, Range 2 West and run thence south 43 deg. 45 min. east a distance of 29.0 feet to a 3" capped iron, which is the point of beginning of the property herein described; from the point of beginning thence run south 1 deg. 20 min. east and parallel to the west $\frac{1}{4}$ line a distance of 245.3 feet; thence run south 28 deg. east a distance of 393.59 feet to the northerly boundary of the grantees' property; thence run north 81 deg. 47 min. 20 sec. East a distance of 222.0 feet along the north boundary of said Nolen property; thence run north 1 deg. 49 min. west 548.76 feet to a point 413.0 feet east and 20 feet south of the aforementioned northwest corner of said Section 17; thence run north 88 deg. 10 min. west and parallel to the north $\frac{1}{4}$ line 393.0 feet to the point of beginning;

Also a parcel of land located in the SW $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West described more particularly as follows: Commence at the northwest corner of said Section 17 and run south 43 deg. 45 min. east a distance of 29 feet; thence run south 1 deg. 20 min. east a distance of 245.31 feet; thence run south 28 deg. east a distance of 393.59 feet; thence run north 81 deg. 47 min. 20 sec. east a distance of 222 feet to the point of beginning of the parcel herein described; from the point of beginning run north 1 deg. 49 min. west a distance of 17 feet, more or less, to a property line fence; thence run easterly along said property line fence a distance of 378 feet, more or less, to an iron pin at the fence corner; thence southerly 17 feet, more or less, to the northerly boundary of said Nolen property; thence north 87 deg. 52 min. 40 sec. west a distance of 213.5 feet; thence south 81 deg. 47 min. 20 sec. West a distance of 164.4 feet, more or less, to the point of beginning. Said parcel of land being bounded on the east, south and west by the Nolen property and on the north by a property line fence and embraces an abandoned chert drive 17 feet wide, more or less.

Mineral and mining rights excepted.

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 do for myself and for my heirs, executors, administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warranty and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

19740910000044560 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/10/1974 12:00:00AM FILED/CERT

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IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 9th day
of September, 1974.

Mae W. Mullen (SEAL)
Mae W. Mullen

State of Alabama
Shelby County

I, Martha B. Joiner, a Notary Public in and for said County, in said
State, hereby certify that Mae W. Mullen, a widow, whose name is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this day,
that, being informed of the contents of the conveyance, she executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, 1974.

Martha B. Joiner
Notary Public

19740910000044560 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/10/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 SEP 10 PM 3:01
U.C.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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