

This instrument was prepared by

(Name) Sue Lagrone

(Address) 1660 Montgomery Hwy



19741119000056110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/19/1974 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other valuable considerations DOLLARS

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

Franklin & wife Betty Howell

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

Bill & wife Junita Dickinson

(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:

Situated in the N.W. $\frac{1}{4}$ -S.W. $\frac{1}{4}$ of Section 1, Township-21-South, Range-1-East and more particularly described as follows: Commence at the S.E. Corner of the above described N.W. $\frac{1}{4}$ -S.W. $\frac{1}{4}$ and in a Westerly direction along the South line of said quarter-quarter run a distance of 803.13 feet; thence turn an angle of 90° 02' to the right for a distance of 50.0 feet to the Point of Beginning; thence continue along the same said course for a distance of 240.0 feet; thence turn an angle of 89° 58' to the right for a distance of 181.5 feet; thence turn an angle of 90° 02' to the right for a distance of 240.0 feet; thence turn an angle of 89° 58' to the right for a distance of 181.5 feet to the Point of Beginning.

Also the following dedicated Road Easement described as follows:

Commence at the S.E. Corner of the above described N.W. $\frac{1}{4}$ -S.W. $\frac{1}{4}$ and in a Westerly direction along the South line of said quarter-quarter run a distance of 86.02 feet to the Point of Beginning; thence continue West along the same said course for a distance of 717.11 feet; thence turn an angle of 90° 02' to the right for a distance of 50.0 feet; thence turn an angle of 89° 58' to the right for a distance of 803.0 feet to the East line of the above described quarter-quarter; thence turn an angle of 90° 02' to the right and along said East line for a distance of 19.6 feet to the N.W. R/W of Alabama Highway # 25; thence turn an angle of 70° 32' to the right and along the N.W. R/W of said Alabama Highway # 25 for a distance of 91.23 feet to the Point of Beginning.

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 (we) 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 18th day of November, 1974.

WITNESS:

[Signature] (Seal)
(Seal)
(Seal)

Franklin Howell (Seal)
Betty Howell (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, *Christine Lagrone*, a Notary Public in and for said County, in said State, hereby certify that *the above* 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 *has* executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of November, A. D., 1974.

Christine Lagrone
Notary Public.

My Commission expires June 8, 1977.

STATE OF ALABAMA
NOTARY PUBLIC
INSTRUMENT WAS FILED
1974 NOV 19 AM 10:28
U.C. FILE NUMBER OR
BK. & PAGE AS SHOWN ABOVE
1660-100
Gordon J. Brundage
JUDGE OF PROBATE