

This instrument was prepared by

(Name) Wallace, Ellis & Fowler
(Address) Columbiana, Alabama 35051

3048

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) DOLLARS

to the undersigned grantor, Central Development Corporation, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Malcolm Joiner and wife, Lou Jean Joiner

(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 SW corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 24, Township 21 S, Range 1 West; thence run
East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 18.70 feet; thence turn an angle
of 88 deg.05' to the left and run a distance of 964.16 feet to the SE R.O.W. line of Alabama
State Hwy 25; thence turn an angle of 28 deg.15' to the right along said R.O.W. line a distance
of 81.39 feet; thence turn an angle of 87 deg.30' to the right and run a distance of 190.00
feet to the point of beginning; thence continue in the same direction a distance of 60.00 feet;
thence turn an angle of 87 deg.30' to the left and run a distance of 129.30 feet to the P.C.
of a curve; thence continue in the same direction along said curve (whose Delta angle is 63
deg. 00' to the right, Tangent distance is 34.68 feet, Radius is 56.59 feet, Length of arc is
62.22 feet) to the P.T. of said curve; thence turn an angle of 116 deg. 28' to the left from
Tangent of said curve and run a distance of 193.19 feet to the P.C. of a curve; thence run
along said curve (whose Delta angle is 65 deg.05' to the left, Tangent distance is 20.00 feet;
Radius is 31.34 feet, Length of arc is 35.60 feet) to the P.T. of said curve; thence continue
in the same direction a distance of 95.15 feet to the P.C. of a curve; thence run along said
curve (whose Delta angle is 61 deg.30' to the left, Tangent distance is 10.00 feet, Radius
is 16.80 feet, Length of arc is 18.04 feet) to the P.T. of said curve and a point on the SE
R.O.W. line of Alabama State Hwy 25; thence continue in the same direction along said R.O.W.
line a distance of 96.79 feet to the NE corner of the Malcolm Joiner lot as recorded in
Deed Book 256, page 901, in the Judge of Probate Office in Columbiana, Alabama; thence turn
an angle of 86 deg.34' to the left and run along the said Malcolm Joiner lot a distance of
200.17 feet; thence turn an angle of 86 deg.34' to the right and run along the said Malcolm
Joiner lot a distance of 119.30 feet to the P.C. of a curve; thence run along said curve
(whose Delta angle is 87 deg. 30' to the right, Tangent distance is 10.00 feet, Radius is
10.46 feet, Length of arc is 15.97 feet) to the P.T. of said curve and the point of
beginning. Situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 24, Township 21 South, Range 1 West, Shelby
County, Alabama, and containing .91 acres.

SUBJECT to restrictions of record for Highland Subdivision recorded in Deed Book 252, page 011
in Probate Office of Shelby County, Alabama.

GRANTOR RESERVES the right to grant utility easements and install or license for installation
(continued on reverse side hereof)

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Basil R. Smith
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24 day of October 1974.

ATTEST

CENTRAL DEVELOPMENT CORPORATION, INC.

By Basil R. Smith
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Basil R. Smith a Notary Public in and for said County in said
State, hereby certify that whose name as President of Central Development Corporation, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 24 day of October 1974.



19750317000011700 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/17/1975 12:00:00AM FILED/CERT

Laurie Brasher
Notary Public

Record of Mortgage & Lien
At I 84 16
Columbiana, Ala 35051

TO

WARRANTY DEED

(Corporate form, jointly for life with
remainder to survivor)

STATE OF ALABAMA
COUNTY OF

200
195
3,95

Recording Fee \$
Deed Tax \$

This form furnished by

Layyers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA

(continued from front side hereof)

of electrical, water, sewerage and utilities along a strip of property 10 feet wide where said property adjoins Lot 20 of Highland Subdivision, and along a strip of land 10 feet wide where said property adjoins the newly constructed road leading into the new section of Highland Subdivision; and also the right to place utility poles and supports such as may be necessary for the installation of such utilities.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR 17 PM 2:03
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE

19750317000011700 2/2 \$.00
Shelby Cnty Judge of Probate, AL
03/17/1975 12:00:00AM FILED/CERT

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