

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys *3/26*

(Address) Columbiana, Alabama 35051

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 One Thousand and no/100-----(\$1,000.00)----- DOLLARS

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

Louis E. McDaniel, Jr. and wife, Nellie Ruth McDaniel

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

G. L. Templin and wife, Addis Templin

(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 SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East, thence run South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 122.86 feet to a point on the South right of way line of Shelby County Highway #61 and the point of beginning, thence continue South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 155.54 feet to the center line of the old Montgomery Road, thence turn an angle of 71 deg. 53 min. 27 sec. to the right and run along the center line of said road a distance of 649.63 feet, thence turn an angle of 38 deg. 04 min. 54 sec. to the left and run along the center line of said road a distance of 262.28 feet to the North line of Beeswax Creek, thence turn an angle of 50 deg., 40 min., 27 sec. to the right and run a distance of 82.16 feet to the South right of way line of Shelby County Highway #61, thence turn an angle of 124 deg. 53 min. 28 sec. to the right, to the tangent of a right of way curve *and run along said right of way curve* whose delta angle is 43 deg., 52 min., 32 sec. to the right, radius is 1,128.28 feet, length of arc is 864.00 feet, to the point of tangent of said curve, thence continue in the same direction along said right of way, a distance of 195.40 feet to the point of beginning. This being situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 21 South, Range 1 East and containing 2.40 acres.

Subject to easements and rights of way of record.



19750320000012490 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/20/1975 12:00:00AM FILED/CERT

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 20th day of March, 1975

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT AS FILED
1975 MAR 20 AM 9:33
U.S.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

(Seal)

Louis E. McDaniel Jr

(Seal)

(Seal)

Nellie Ruth McDaniel

(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 Louis E. McDaniel, Jr. and wife, Nellie Ruth McDaniel 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 20th day of March A. D., 19 75

Mary D. Thompson

Notary Public.

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