

This instrument was prepared by Harrison and Conwill, Attorneys at Law,
P. O. Box 557, Columbiana, Alabama 35051

7608

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Seven Thousand and no/100 Dollars, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. Donald Bulger and wife, Patricia McCulley Bulger (herein referred to as grantors) do grant, bargain, sell and convey unto Harvey M. McHan and Christine G. McHan (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 Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg. 03 min. 30 sec. West (MB) along the North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right-of-way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed South 11 deg. 14 min. 30 sec. East (MB) along the said West right-of-way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right-of-way line of Bolton Lane, being the point of beginning of the lot herein conveyed; thence turn an angle of 100 deg. 18 min. to the right and proceed South 89 deg. 03 min. 30 sec. West (MB) along the said North right-of-way line of Bolton Lane, a distance of 172.05 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the right and proceed for a distance of 139.45 feet to a point on the West right-of-way line of Washington Street; thence turn an angle of 79 deg. 42 min. to the right and proceed along the said West right-of-way line of Washington Street for a distance of 203.27 feet to the point of beginning.

Said lot is lying in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West and has a 50 feet set back restriction from the North boundary of Bolton Lane and a 25 feet set back restriction from the West boundary of Washington Street.

Also, commence at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West; thence proceed South 89 deg. 03 min. 30 sec. West (MB) along the North boundary of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West for a distance of 2285.43 feet to a point on the West right-of-way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed South 11 deg. 14 min. 30 sec. East (MB) along the said West right-of-way line of Washington Street, a distance of 1295.51 feet to the point of intersection with the South right-of-way line of Bolton Lane being the point of beginning of the lot herein conveyed; thence turn an angle of 100 deg. 18 min. to the right and proceed South 89 deg. 03 min. 30 sec. West (MB) along the said South right-of-way line of Bolton Lane for a distance of 139.58 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 200.00 feet to a point; thence turn an angle of 90 deg. 00 min. to the left and proceed for a distance of 175.92 feet to a point on the West right-of-way line of Washington Street; thence turn an angle of 100 deg. 18 min. to the left and proceed along the said West right-of-way line of Washington Street for a distance of 203.27 feet to the point of beginning. Said lot is lying in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 21 South, Range 1 West and has a 50 feet set back (building) restriction from the South boundary of Bolton Lane and a 25 feet set back (building) restriction from the West boundary of Washington Street.

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The above described lots are conveyed subject to the restrictive covenants and conditions of Briarwood Subdivision which were filed for record on June 26, 1967, in Deed Book 248, page 924, in Probate Office of Shelby County, except that any house built on said lot shall have a minimum of 2200 square feet of heated floor space.

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 we do for ourselves and for our heirs, executors, 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 the 10th day of April, 1975.

19750516000023870 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/16/1975 12:00:00AM FILED/CERT

J. Donald Bulger (Seal)
J. Donald Bulger
Patricia McCulley Bulger (Seal)
Patricia McCulley Bulger

STATE OF ALABAMA

General Acknowledgment

SHELBY COUNTY

I, Martha B. Jernigan, a Notary Public in and for said County, in said State, hereby certify that J. Donald Bulger and wife, Patricia McCulley Bulger 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 10th day of April, 1975.

Martha B. Jernigan
Notary Public

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STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY 16 AM 10:55
Lead Doc 7.00
Candace Jernigan
JUDGE OF PROBATE