

This instrument was prepared by

(Name) EDWARD S. ZANATY

6788

(Address) 1260 FIRST NATIONAL-SOUTHERN NATURAL BLDG., BIRMINGHAM, ALA. 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE THOUSAND DOLLARS (\$3,000.00) DOLLARS and the execution of a purchase money mortgage in the amount of \$6,000.00

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

WILLIAM CARL EDWARDS AND WIFE, MARTHA C. EDWARDS

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

NEIL HONEA AND WIFE, SHIRLEY ANNE HONEA

(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:

Part of the SW 1/4 of the NW 1/4 of Section 7, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of SW 1/4 of NW 1/4 of said Section 7, thence in an Easterly direction along north boundary of said 1/4-1/4 Section 84.67 feet to the point of beginning of tract of land herein described: thence continuing in straight line along north boundary of said 1/4-1/4 Section in Easterly direction 246.77 feet; thence turning an angle of 47 degrees 17 minutes to the right in Southeasterly direction 344.50 feet to the point of intersection with the northwest boundary of a county road right of way, said point being on the arc of a curve turning to the right in south-westerly direction and having a radius of 5,183.79 feet said arc being subtended by a central angle of 2 degrees 06 minutes and having a chord of 189.98 feet in length; thence turning an angle of 90 degrees 04 minutes to the right from last mentioned course having a length 344.50 feet; thence along said arc of said curve 190.00 feet said curve being the northwest boundary of said county road; thence turning an angle of 90 degrees 54 minutes to the right from last mentioned chord having a length of 189.98 feet in a northwestly direction 511.67 feet to the point of beginning. Containing 1.835 acres, more or less. Subject to all easements and restrictions of record.

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, and administrators covenant with the said GRANTEES, their heirs and assigns, that we 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 hand(s) and seal(s), this

203 BOOK 25 day of JUNE, 1974.

7th

WITNESS:

STATE CERTIFICATE

INSTRUMENT

1975 AUG 7 PM 4:00

1975 AUG 7 PM 4:00