

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
08/19/1975 12:00:00AM FILED/CERT

(Name) Margaret B. Cloud

(Address) Route 1, Box 479, Helena, Alabama 35080

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, 7034

That in consideration of TEN THOUSAND, FIVE HUNDRED ONLY DOLLARS

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

NORMAN N. POE AND WIFE, PATRICIA ANN POE

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

LAURENCE WILLIAM CHURCH AND WIFE, BRENDA M. CHURCH

(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: A tract of land 6 7/10 acres more or less, described as follows: Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West; thence run northerly along the east boundary line of the SW 1/4 of the NE 1/4 of said section for 120.0 feet; thence turn an angle of 91° 10' 35" to the left and run Westerly 332.11 feet; thence turn an angle of 88° 33' to the left and run Southerly 613.41 feet; thence turn an angle of 31° 52' 30" to the right and run Southwesterly 193.44 feet; thence turn an angle of 115° 42' 15" to the left and run Southeasterly 440.71 feet, more or less, to a point on the east boundary line of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West; thence turn an angle of 96° 26' 40" to the left and run Northerly along the east boundary line of said 1/4 - 1/4 section 713.48 feet to the point of beginning. This land being parts of the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 1 West and being 6.7 acres more or less; and a non-exclusive easement for recreational purposes only in, on and over that body of water abutting the herein above described property and being further described as follows: a lake consisting of approximately 9 acres in surface area located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West; Also a non-exclusive easement for ingress and egress more particularly described as follows: From the Northeast corner of the NW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 1 West run Southerly along the east boundary line of said 1/4 - 1/4 section for 713.48 feet to point of beginning of a 20 foot easement; thence continue southerly along last said course 354.52 feet, along the east side of said 20 foot easement; thence turn an angle of 88° 48' to the right then run Westerly along the south side of a 20 foot easement to the east boundary line of Shelby County Highway #447. The above described land being an easement 20.0 feet in width for the purpose of a roadway for ingress and egress. Minerals and mining rights excepted.

Subject to: Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed 167, Page 399 and Deed 227, Page 700.

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 8th day of August, 1975

WITNESS:

(Seal)

(Seal)

(Seal)

Norman N. Poe (Seal)
(Norman N. Poe)

Patricia Ann Poe (Seal)
(Patricia Ann Poe)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, undersigned, a Notary Public in and for said County, in said State, hereby certify that Norman N. Poe and Patricia Ann Poe 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, A. D., 1975

Emmett W. Cloud
Notary Public.