

This instrument was prepared by Harrison and Conwill, Attorneys at Law,
Columbiana, Alabama 35051

1806

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in Consideration of One Hundred Dollars and other Valuable Consideration DOLLARS,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt
whereof is acknowledged, we, Jimmie A. McCalland wife, Martha Nan McCall (herein
referred to as grantors) do grant, bargain, sell and convey unto

E. O. Drake and Edna L. Drake

(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 Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township
19 South, Range 2 East, Shelby County, Alabama; thence proceed South 87 deg. 30
min. West along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 229.83
feet to its point of intersection with the Northeast right-of-way of U. S. 280
Highway; thence proceed North 56 deg. 20 min. West along the Northeast right-of-
way line of said highway for a distance of 1968 feet to its point of intersection
with the East right-of-way line of the Chancellors Ferry Road; thence proceed
North 36 deg. 15 min. West along the East right-of-way line of said road for a
distance of 366.4 feet; thence turn an angle of 90 deg. to the right and proceed
North 53 deg. 45 min. East for a distance of 257.14 feet to the point of be-
ginning. From this point of beginning continue North 53 deg. 45 min. East for a
distance of 74 feet; thence turn an angle of 40 deg. 03 min. to the left and
proceed North 13 deg. 42 min. East for a distance of 31.2 feet to a point on the
South boundary of Kymulga Ferry Road; thence proceed North 86 deg. 38 min. West
along the South boundary of said road for a distance of 110.74 feet; thence
proceed South 28 deg. 21 min. East for a distance of 91.56 feet to the point of
beginning. The above described land is located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section
34, Township 19 South, Range 2 East and contains 0.12 acres.

ALSO, Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34,
Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed South
87 deg. 30 min. West along the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance
of 229.83 feet to its point of intersection with the Northeast right-of-way of
U. S. 280 Highway; thence proceed North 56 deg. 20 min. West along the Northeast
right-of-way line of said highway for a distance of 1968 feet to its point of
intersection with the East right-of-way line of the Chancellors Ferry Road; thence
proceed North 36 deg. 15 min. West along the East right-of-way line of said road
for a distance of 366.4 feet; thence turn an angle of 90 deg. to the right and
proceed North 53 deg. 45 min. East for a distance of 257.14 feet to the point of
beginning. From this beginning point continue North 53 deg. 45 min. East for a
distance of 74 feet; thence proceed South 13 deg. 42 min. West for a distance of
68.8 feet; thence proceed South 76 deg. 18 min. East for a distance of 50 feet;
thence proceed South 13 deg. 42 min. West for a distance of 110 feet; thence
proceed South 76 deg. 18 min. East for a distance of 45 feet; thence proceed South
37 deg. 01 min. West for a distance of 34.72 feet; thence proceed North 56 deg.
20 min. West for a distance of 60 feet; thence proceed North 73 deg. 10 min. East
for a distance of 17.6 feet; thence proceed North 16 deg. 46 min. East for a
distance of 25.9 feet; thence proceed North 28 deg. 21 min. West for a distance of
132.92 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 34,
Township 19 South, Range 2 East, Shelby County, Alabama, and contains 0.17 acres.



19760120000003690 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/20/1976 12:00:00 AM FILED/CERT

BOOK 206 PAGE 573

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 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 4th day of Oct, 1974.

Jimmy A. McCall (Seal)
Jimmy A. McCall

Martha Nan McCall (Seal)
Martha Nan McCall

STATE OF ALABAMA
SHELBY COUNTY

I, Millard L. Lawrence, a Notary Public in and for said County, in said State, hereby certify that Jimmy A. McCall and wife, Martha Nan McCall, 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 4th day of Oct, 1974.

Millard L. Lawrence
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 JAN 20 PM 2:20

Recd. Jap 50

Comm. 9/1/75
JUDGE OF PROBATE



19760120000003690 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/20/1976 12:00:00 AM FILED/CERT

BOOK 298 PAGE 574