

Judith B. Dupree

2718 19th Place, South

4039

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of *One Hundred and no/100*-----DOLLARS
and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Leonard Hultquist II and wife, Mary Frances Hultquist

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

Harold R. Walker and wife, Frances J. Walker

(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:

See attached description.

As part of the consideration, the grantees agree to assume and pay the unpaid balance of that certain mortgage recorded in Real Volumn 331, Page 358.

Subject to existing easements, restrictions, setback lines, ROW, limitations, if any of record.

BOOK 238 PAGE 107

19760412000032300 1/2 \$.00
 Shelby Cnty Judge of Probate, AL
 04/12/1976 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:

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, *They* have hereunto set *their* hand and seal s, this *17th* day of *March*, 1976.

WITNESS:

State of

ALABAMA

SHELBY COUNTY

General Acknowledgement

I, *Chervis* *Isom*,
 hereby certify that *Leonard Hultquist II and Mary Frances Hultquist*
 whose names *are* signed to the foregoing conveyance, and who
 me on this day, that, being informed of the contents of the conveyance
 on the day the same bears date.

Given under my hand and official seal this *17th* day of

*March**Chervis Isom*

Notary Public

Beginning at the northeast corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 36, Township 20 South, Range 3 West and run thence west along the north line of said $\frac{1}{4}$ section a distance of 726.83 feet; thence turn an angle of 83 deg. 46 min. to the left and run southerly 720.73 feet; thence turn an angle of 90 deg. to the right and run westerly 25 feet; thence turn an angle of 90 deg. to the left and run southerly 50 feet; thence turn an angle of 90 deg. to the right and run westerly 25 feet; thence turn an angle of 90 deg. to the left and run southerly 100 feet; thence turn an angle of 90 deg. to the right and run westerly 50 feet; thence turn an angle of 90 deg. to the left and run southerly 200 feet; thence turn an angle of 90 deg. to the right and run westerly 120 feet to the most easterly corner of the common line between Lots 4 and 5, Block 4 of Nickerson-Scott Survey as shown by map recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama; thence turn an angle of 90 deg. to the left and run southerly along the east line of Lots 4, 3, 2 and 1 of said Block 4 and a southerly projection of said east line of said lots for a distance of 250 feet; thence turn an angle of 90 deg. to the right and run westerly to a point on the west line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence run southerly along said west line of said $\frac{1}{4}$ section to the southwest corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 36; thence continue in a southerly direction along the west line of SW $\frac{1}{4}$ of said Section 36 for a distance of 388.75 feet; thence turn an angle of 99 deg. 12 min. to the right and run westerly 37.29 feet; thence turn an angle to the left of 90 deg. 08 min. and run southerly 250 feet; thence turn an angle to the right of 90 deg. 08 min. and run westerly 194.50 feet; thence turn an angle to the left of 90 deg. and run southerly 200 feet; thence turn an angle of 90 deg. to the right and run westerly 100 feet to the most easterly corner of the common line between Lots 11 and 12 in Block 2 of said Nickerson-Scott Survey; thence turn an angle of 90 deg. to the left and run southerly along the east line of said Block 2 a distance of 175.0 feet; thence turn an angle of 90 deg. to the left and run easterly 25 feet; thence turn an angle of 90 deg. to the right and run southerly 75 feet; thence turn an angle of 90 deg. to the right and run westerly 25 feet to the northeasterly corner of Lots 6 and 7 in said Block 2; thence turn an angle of 90 deg. to the left and run southerly along the east line of said Block 2 a distance of 287.39 feet to a point on the south line of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 35, Township 20 South, Range 3 West, which is 435.52 feet west of the southeast corner of said Section 35; thence turn an angle to the left of 97 deg. 58 min. and run east along said south line for 115.33 feet; thence turn an angle to the right of 98 deg. 15 min. and run southerly for a distance of 161.82 feet; thence turn an angle to the right of 81 deg. 45 min. and run westerly 26.58 feet; thence turn an angle to the left of 88 deg. 45 min. and run southerly 100 feet; thence turn an angle to the left of 91 deg. 15 min. and run easterly 66.5 feet; thence turn an angle to the left of 88 deg. 45 min. and run northerly 8.54 feet; thence turn an angle to the right of 92 deg. 43 min. and run easterly 319.13 feet; thence turn an angle of 90 deg. 23 min. to the left and run northerly 274 feet to the southwest corner of said Section 36, Township 20 South, Range 3 West; thence turn an angle of 86 deg. 40 min. to the right and run easterly along the south line of said Section 36 a distance of 100.16 feet; thence turn an angle of 73 deg. 17.5 min. to the left and run northeasterly a distance of 1379.82 feet to a point on the north line of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 36; thence turn an angle of 73 deg. 11.5 min. to the right and run easterly along said north line 369.52 feet; thence turn an angle of 91 deg. 24 min. to the left and run northerly and parallel with the east line of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 36 a distance of 420 feet; thence turn an angle of 91 deg. 24 min. to the right and run easterly 420 feet; to a point on the east line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn an angle of 91 deg. 24 min. to the left and run northerly along said east line a distance of 903.59 feet to the point of beginning; being situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36 and the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 35, all in Township 20 South, Range 3 West; the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.

40 187 2009

801 828 808

19760412000032300 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/12/1976 12:00:00AM FILED/CERT

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, AL

THIS FORM FURNISHED BY

05.7
00.1
00.2
05.2

JUDGE OF PROBATE

1976 APR 12 PM 11:20

INSTRUMENT WAS FILED
IN THE OFFICE OF THE
CLERK OF THE COURT
SHELBY COUNTY, ALABAMA

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

B. G. Jackson Box 21
RETURN TO Rt. 1
Shelby Co. AL. 35