

This instrument was prepared by

(Name) Bell, Johnson & Hill

(Address) P. O. Box 427, Pelham, Alabama 35124



19760602000051620 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/02/1976 12:00:00 AM FILED/CERT

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,

That in consideration of Ten thousand and no/100-----(\$10,000.00)DOLLARS

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

A. E. Hamm and wife, Ella Y. Hamm,

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

Charles W. Hunt and wife, Nancy M. Hunt

(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 parcel of land located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14; thence in a Westerly direction, along the South line of said Section 14, a distance of 887.32 feet; thence 67 deg. 23' 50" right, in a Northwesterly direction, a distance of 709.8 feet to a point on the Southeasterly right-of-way line of Shelby County Highway No. 12; thence 62 deg. 20' 10" right, in a Northeasterly direction along the right of way, a distance of 367.23 feet to the beginning of a curve to the left, said curve having a radius of 3859.72 feet and a central angle of 0 deg. 47'; thence along arc of said curve, in a Northeasterly direction, a distance of 52.77 feet; thence 98 deg. 42' right, measured from tangent of said curve, in a Southeasterly direction, a distance of 1324.01 feet to the point of beginning, said parcel contains 13 acres, more or less.

Subject to:

1. Taxes for 1976 and subsequent years.
2. Transmission line permits to Alabama Power Company recorded in Deed Book 101, Page 81; Deed Book 121, Page 350; Deed Book 136, Page 302, and Deed Book 170, Page 248, in Probate Office.
3. Right of way to Shelby County, recorded in Deed Book 200, Page 435, and in Deed Book 205, Page 119, in Probate Office.

See reverse side.

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 1st

day of June, 1976

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
1976 JUN -2 PM 3:29
Deed July 10 1976
Clerk of Probate
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

A. E. Hamm (Seal)

Ella Y. Hamm (Seal)

ELLA Y. HAMM (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, RICHARD W. BELL, a Notary Public in and for said County, in said State, hereby certify that A. E. HAMM and wife, ELLA Y. HAMM, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, A. D., 1976

Richard W. Bell

Notary Public.

4. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

STATE OF ALA., SHELBY COUNTY, AL.
I CERTIFY THIS INSTRUMENT
WAS FILED ON

June 2 19 *76* *3:29*

RECORDED & \$ _____ MTO. TAX

\$10.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT

Conrad G. Tindler

JUDGE OF PROBATE



19760602000051620 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/02/1976 12:00:00 AM FILED/CERT

RETURN TO

Howard W. Bell
Attorney at Law
P. O. Box 427
Pelham, AL 35124
Phone: 662-9000

TO

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

10.00
1.50
1.00
12.50

LAWYERS TITLE INSURANCE CORP.

THIS FORM FROM
Title Insurance
BIRMINGHAM, ALA.