197608110000075480 1/1 \$.00 Shelby Cnty Judge of Probate, AL 08/11/1976 12:00:00AM FILED/CERT

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Walter Cornelius, Attorney at Law 406 North 21st. Street Birmingaham, Alabama 35203

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

State of Alabama

Shelby

or less.

COUNTY

Know All Men By These Presents,

One Dollar and other good and valuable consideration MXIXXXX That in consideration of to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we. Robert E. Coe and wife, Jewel F. Coe,

R. Homer Wilkerson and wife, Annie (herein referred to as grantors) do grant, bargain, sell and convey unto V. Wilkerson,

(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 County, Alabama to-wit: Begin at the southeast Shelby corner of Lot 12 according to the map and survey of Fowler's Lake Estates as recorded in Map Book 3, page 148 in the Probate Office of Shelby County, Alabama thence run northerly along the easterly line of said Lot 12 for 167.2 feet to the northeast corner thereof; thence 100° 44' 30" left to the chord of a curve, said curve is to the right running westerly and has a radius of 230.6 feet and a central angle of 26° 30' 30"; thence run westerly along the arc of said curve and along the northerly line of said Lot 12 for 106.69 feet to the end of said curve, thence at tangent to said curve, run westerly along the northerly line of said Lot 12 for 20.0 feet; thence 113° 22' left and run southeasterly for 174.00 feet to the waters edge of Fowler's Lake as existed on March 8, 1974; thence run easterly along said waters edge for 69 feet, more or less, to a point on the easterly line of said Lot 12, said point being 6 feet, more or less, northerly from the point of beginning, containing 15,200 sq. ft., more

Less and except the following described parcel: Begin at the southeast corner of Lot 12 according to the map and survey of Fowler's Lake Estates as recorded in Map Book 3, page 148 in the Probate Office of Shelby County, Alabama thence run northerly along the easterly line of said Lot 12 for 167.2 feet to the northeast corner thereof; thence 104° 40' 42.5" left to the chord of a curve, said curve is to the right running westerly and has a radius of 230.6 feet and a central angle of 18° 18' 05"; thence run westerly along the arc of said curve and along the northerly line of said Lot 12 for 75.00 feet; thence from the chord of the last stated curve, turn 84° 12' 37.5" left and run southeasterly for 170.00 feet to a point on the edge of the water in Fowler's Lake as existed on March 8, 1974; thence run easterly along said waters edge for 50 feet, more or less, to a point on the easterly line of said Lot 12, said point being 6 feet, more or less, northerly from the point of beginning, containing 10,006 sq. ft., more or less.

All riparian rights of the Grantors in and to said parcel are conveyed hereby 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 admini-Constrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

our

IN WITNESS WHEREOF, August

have hereunto set <sub>19</sub> 76

hand and seal S

State of Alabama

day of

WITNESS:

COUNTY

General Acknowledgement

, a Notary Public in and for said County, in said State,

the undersigned hereby certify that Robert E. Coe and wife, Jewel F. signed to the foregoing conveyance, and who Coe, are me on this day, that, being informed of the contents of the conveyance they on the day the same bears date.

known to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this 9th, day of August

Notary Public My Commission Expires: May 20. 1980