

This instrument was prepared by

(Name) Harrison and Conwill  
Attorneys at Law  
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-



19760924000091550 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/24/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ~~Twenty-seven Thousand Five Hundred and no/100~~ DOLLARS

*See Mtg 358-177*

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

Leon S. Knight and wife, Alpha Knight

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

Joseph R. Pegues and Julia L. Pegues

(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 portion of the SW 1/4 of Section 14, Township 22 South, Range 1 East, more particularly described as follows: Begin at an iron on the North 80 foot right-of-way of Shelby County Road No. 42 said iron being 20 feet East of a gravel road known as the Norwood Road and run Southeasterly along the North right-of-way of a curved portion of Shelby County Road No. 42 for 352.16 feet (curve has a radius of 1272.3 feet and a chord for the 352.16 feet arc of 351.04 feet) to a point on an accepted fence line, then turn a deflection angle from the said chord of 116 deg. 46 min. 42 sec. to the left and run Northerly along the accepted fence for 433.06 feet to an iron at the Southeast corner of the property described in Deed Book 298, Page 75. Then turn an angle of 66 deg. 53 min. 39 sec. to the left and run Northwesterly along the South side of the said property for 328.34 feet to the Southwest corner of the said property. Then turn an angle of 92 deg. 48 min. 04 sec. to the right and run Northerly along the West side of the said property 148.41 feet to the Northwest corner of the said property said point also being the Southwest corner of the property described in Deed Book 216, Page 810, then turn an angle of 00 deg. 57 min. 35 sec. to the left and run Northerly along a fence for 57.43 feet to a fence corner located on the East side of a gravel road known as the Norwood Road, then turn an angle of 97 deg. 09 min. 46 sec. to the left and run Northwesterly for 116.14 feet to an iron on the West bank of a creek, then turn an angle of 107 deg. 38 min. 46 sec. to the left and run Southerly for 189.64 feet to an iron known as the Southwest corner of the Pine Flat School Lot as recorded in Deed Book 18, Page 330, then turn an angle of 1 deg. 32 min. 03 sec. to the left and run Southerly for 435.28 feet back to the point of beginning. The above described parcel contains 3.34 acres.

Subject to easements and Rights-of-Ways of record.

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 24th day of September, 1976.

WITNESSES  
STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
Counsel

Leon S. Knight (Seal)  
Leon S. Knight

Alpha Knight (Seal)  
Alpha Knight

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leon S. Knight and wife, Alpha Knight whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being of legal age and sound mind, they executed the same voluntarily on the day the same were signed.

Given under my hand and seal this 24th day of September, A. D., 1976.

Notary Public

My Commission Expires December 2, 1978

BOOK 301 PAGE 90

STATE OF ALABAMA  
SHELBY COUNTY  
JUDGE OF PROBATE  
Counsel

DEED BOOK 298  
PAGE 75  
SEP 24 11:40 AM '76  
Deed Book 298  
Page 75

