

This instrument was prepared by

(Name) Mickey L. Johnson, Bell, Johnson & Hill, Attorneys at Law

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



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,

288

That in consideration of Twenty thousand and no/100 dollars (\$20,000.00)-----DOLLARS

See Mtg 358-583

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

Lofton R. Lemox and Patricia H. Lemox, wife

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

Freddie Leland Atchison and Lee Ann Atchison,

(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:

Begin at the northeast corner of the NE 1/4 of the SE 1/4 of Section 15, Township 20 South, Range 1 West; thence run West along the North line of said 1/4-1/4 section a distance of 176.00 feet to the East margin of a county road; thence turn an angle of 47 degrees and 05 minutes to the left and run along the east margin of said Road a distance of 136.55 feet; thence turn an angle of 132 degrees and 55 minutes to the left and run a distance of 268.00 feet to the East line of the NE 1/4 of the SE 1/4 of Section 15; thence an angle of 90 degrees and 31 minutes to the right and run South along the East line of Section 15 a distance of 180.00 feet; thence turn an angle of 90 degrees and 31 minutes to the left and run a distance of 200.00 feet; thence turn an angle of 89 degrees and 29 minutes to the left and run a distance of 50.00 feet; thence turn an angle of 89 degrees and 29 minutes to the right and run a distance of 100.00 feet; thence turn an angle of 89 degrees and 29 minutes to the left and run a distance of 230.00 feet to the North line of NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West; thence turn an angle of 90 degrees and 31 minutes to the left and run a distance of 300.00 feet to the northwest corner of the NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West and the point of beginning. Situated in the NE 1/4 of the SE 1/4 of Section 15, and the NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama.

Also, a 20.00 foot easement for the purpose of a driveway described as follows: Commence at the northwest corner of the NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West; thence run East along the North - con't on 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 day of 19 76

BOOK 301 PAGE 411

WITNESS:

(Seal)

Lofton R. Lemox (Seal) LOFTON R. LEMOX

(Seal)

Patricia H. Lemox (Seal) PATRICIA H. LEMOX

(Seal)

General Acknowledgment

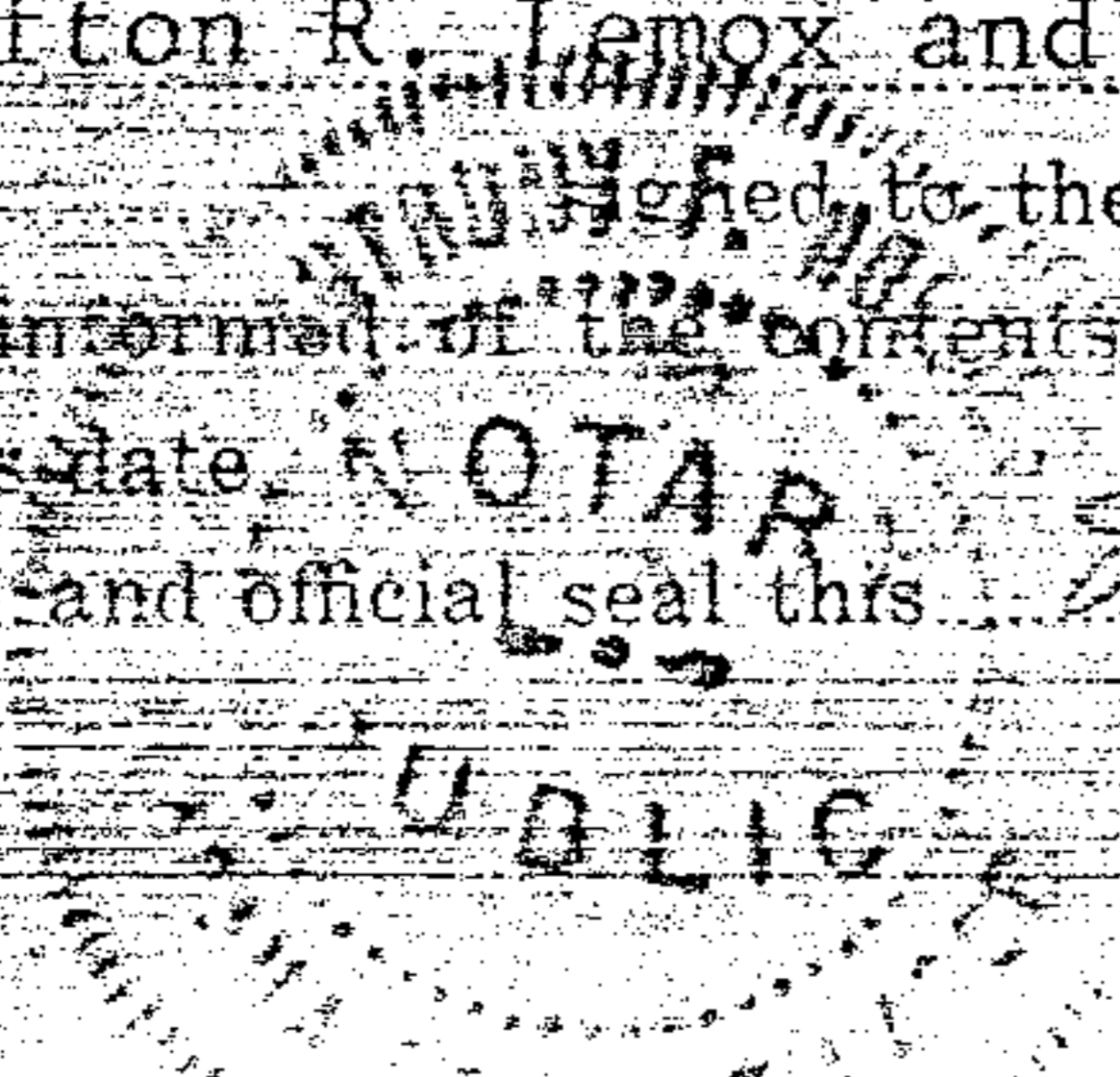
STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lofton R. Lemox and Patricia H. Lemox whose names are 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 day of A. D. 19 76



Notary Public signature and name

line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 300.00 feet to the point of beginning; thence continue East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 257.30 feet to the West right-of-way line of the Columbiana-Chelsea Highway; thence turn an angle of 63 degrees and 28 minutes to the right and run along said right-of-way line a distance of 22.35 feet; thence turn an angle of 116 degrees and 32 minutes to the right and run West and parallel with the North line of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 14 a distance of 267.28 feet; thence turn an angle of 90 degrees and 31 minutes to the right and run a distance of 20.00 feet to the point of beginning. Situated in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 14, Township 20 South, Range 1 West, Shelby County, Alabama.

Subject to:

1. Taxes for 1977 and subsequent years.
2. Rights claimed by Alabama Power Co. under the following transmission line permits: Deed Book 131, page 170; Deed Book 179, page 354; Deed Book 131, page 180; Deed Book 179, page 386, in said Probate Office.
3. Rights claimed by Shelby County under R.O.W. deed recorded in Deed Book 135, Page 96, in Probate Office.
4. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

19761012000097590 2/2 \$.00  
 Shelby Cnty Judge of Probate, AL  
 10/12/1976 12:00:00 AM FILED/CERT

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

1976 OCT 12 AM 8:40

*Conced m. m. m. m. m.*  
 JUDGE OF PROBATE

*Deed Book 700*

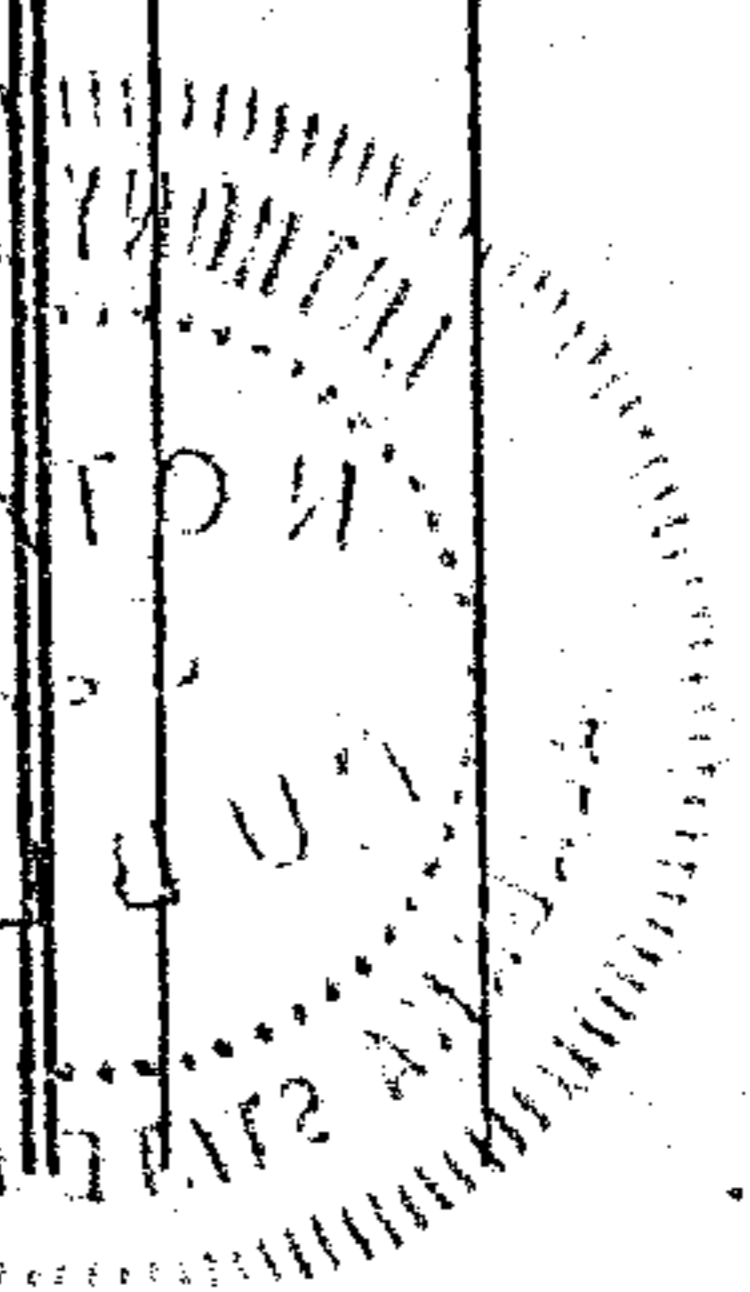
*Deed Book 301 Page 411A*

*Jefferson Terrace Street  
 314 N. Main Street  
 Ala. 35115*

RETURN TO

TO

WARRANTY DEED  
 JOINTLY FOR LIFE WITH REMAINDER  
 TO SURVIVOR



*300  
 100*

THIS FORM FROM  
 LAWYERS TITLE INSURANCE CORP.  
 Title Insurance  
 BIRMINGHAM, ALA.