

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama 35203

1196

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 Thirteen Thousand and no/100----- DOLLARS

See Mtg 360-124

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Charles W. Hunt and wife, Nancy M. Hunt

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

Lawrence M. Acton and Lavon S. Acton

(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 SE 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 Hwy. 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) Current taxes; (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 of Shelby County, Alabama; (3) Right of way to Shelby County, recorded in Deed Book 200, Page 435, and in Deed Book 205, Page 119, in Probate Office.

BOOK 302 PAGE 357



19761129000115200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/29/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 NOV 29 PM 10:01
Deed Book 6-50
Conrad M. Fowler
JUDGE OF PROBATE

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 X (we) do, for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~XX~~ (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 and seals, this 19th day of November, 1976

WITNESS:

[Signature]

Charles W. Hunt
Charles W. Hunt
Nancy M. Hunt
Nancy M. Hunt

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, _____, a Notary Public in and for said County, in said State, hereby certify that Charles W. Hunt and wife, Nancy M. Hunt 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of November, A. D., 1976.

[Signature]

Notary Public