

2117 Magnolia Avenue

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

State of Alabama

Jefferson COUNTY

6107  
Know All Men By These Presents,

That in consideration of Forty-Three Thousand Six Hundred Fifty and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,  
David B. Clayton, an unmarried man

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

Herol H. Stone and wife, Evelyn T. Stone

(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:

See Attached Exhibit "A"

Subject to:

1. Current taxes.
2. Easement to Alabama Power Company, as shown by instrument recorded in Deed Book 101, Page 77, in said Probate Office.
3. Easement to Plantation Pipe Line Company as shown by instrument recorded in Deed Book 112, Page 352, in said Probate Office.
4. Easement, if any, for existing gravel road, as shown by survey of Frank W. Wheeler, dated February 4, 1977.

19770304000019870 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/04/1977 12:00:00AM FILED/CERT

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 (ours) 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 (ours) 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, I have hereunto set my hand and seal, this 12<sup>th</sup> day of February, 1977.

WITNESS:

*James A. Graham*

*David B. Clayton*  
David B. Clayton

State of Alabama

Jefferson

COUNTY

General Acknowledgement

I, the undersigned *Margie W. Gray*, a Notary Public in and for said County, in said State, hereby certify that David B. Clayton, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of February A. D., 1977

*Margie W. Gray*  
Notary Public



EXHIBIT "A"



19770304000019870 2/2 \$.00  
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Commence at the Southeast corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , Sec. 15, T-21-S, R-3-W; thence run West along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 1325.13 feet to the Southwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence turn an angle of 38 deg. 17' 47" to the right and run a distance of 649.09 feet; thence turn an angle of 91 deg. 42' 47" to the right and run a distance of 1172.52 feet; thence turn an angle of 85 deg. 51' 18" to the left and run a distance of 186.81 feet; thence turn an angle of 82 deg. 40' 47" to the right and run a distance of 132.30 feet to the West line of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$ , Sec. 14, T-21-S, R-3-W; thence turn an angle of 3 deg. 51' 48" to the right and run a distance of 42.07 feet; thence turn an angle of 61 deg. 54' 29" to the right and run a distance of 404.43 feet; thence turn an angle of 24 deg. 04' 24" to the right and run a distance of 489.34 feet; thence turn an angle of 91 deg. 35 min. 33 sec. to the right and run a distance of 230.80 feet to the point of beginning. Situated in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 15, T-21-S, R-3-W and the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Sec. 14, T-21-S, R-3-W, Shelby County, Alabama, and containing 24.00 acres, more or less.

*Handwritten initials: HLL, EL*

*Handwritten initials: DBS*

*NA Jax \$44.00*  
1977 MAR 4 AM 9:47

*Rec. 3.00*

*Ind. 1.00*

*\$ 48.00*

JUDGE OF PROBATE