

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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,

That in consideration of ONE & NO/100 (\$1.00) DOLLARS

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

J. T. Lyon and wife, Shirley Lyon

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

James H. Hughes and wife, Margaret Hughes

(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:

Commence at the SE corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 21 South, Range 1 East; thence run North along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 160.55 feet; thence turn an angle of 90 deg. 05' 30" to the left and run along the North line of a 25 foot easement for a road a distance of 689.61 feet to the point of beginning; thence continue in the same direction along the North line of said easement a distance of 94.09 feet; thence turn an angle of 60 deg. 44' 42" to the right and run along the East line of said easement a distance of 56.47 feet; thence turn an angle of 83 deg. 14' 18" to the right and run a distance of 110.00 feet; thence turn an angle of 110.00 deg. to the right and run a distance of 118.55 feet to the point of beginning, situated in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, and containing .19 acres.

STATE OF ALABAMA  
SHELBY COUNTY  
INSTRUMENT WAS FILED

1977 FEB 16 AM 10:07

Thomas A. [Signature]  
JUDGE OF PROBATE

50 Dk. Jay  
1.50 Rec.  
1.00 Ind.  
\$3.00



19770312000022340 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/12/1977 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 (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 January, 1977.

WITNESS:

(Seal) J. T. Lyon (Seal)  
(Seal) Shirley Lyon (Seal)  
(Seal) (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. T. Lyon and wife, Shirley Lyon, 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 15 day of February, January, A. D., 1977.

James H. Hughes  
P.O. Box 114  
Unionville

Francis Hardy  
Notary Public.  
My Commission Expires Sept. 2, 1979

