

This instrument was prepared by

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

Form 1-15 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 Twenty-eight thousand and no/100 (\$28,000.00) and other good and DOLLARS valuable consideration

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

James Wesley Reach and wife, Mabeth V. Reach,
(herein referred to as grantors) do grant, bargain, sell and convey unto
William J. Junkins and wife, Lou P. Junkins,

(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 Schedule "A" for legal description.



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Shelby Cnty Judge of Probate, AL
03/21/1977 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 19th day of March, 1977.

WITNESS:

(Seal)
(Seal)
(Seal)

James Wesley Reach
JAMES WESLEY REACH
Mabeth V. Reach
MABETH V. REACH

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that James Wesley Reach and wife, Mabeth V. Reach 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, A. D., 1977.

Nicholas L. Johnson
Notary Public.

First Bank

Schedule "A".

Parcel 1:

That certain tract of land situated in the North half of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20, Range 3 West, described as beginning at the point of intersection of the West right of way line of the Harpersville Public Road with the South line of the North half of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 36, and run thence in a Northeasterly direction along the West right of way line of said Harpersville Public Road a distance of 310 feet; run thence West and parallel with the South line of said 20 acres a distance of 310 feet; run thence in a Southwesterly direction parallel with the Harpersville Public Road a distance of 310 feet to the South line of said 20 acres; run thence East along the South line of said North Half of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 36 a distance of 310 feet more or less to the point of beginning, and containing 2 acres, more or less.

Parcel 2:

Commencing at the NW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, thence run South along said $\frac{1}{4}$ $\frac{1}{4}$ section line a distance of 398.86 feet to the point of beginning; thence continue in the same direction along said $\frac{1}{4}$ $\frac{1}{4}$ section line a distance of 269.15 feet, to the SW corner of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, thence turn an angle of 89 deg. 00 min. to the left and run a distance of 353.17 feet, thence turn an angle of 63 deg. 27 min. to the left and run a distance of 310.00 feet, thence turn an angle of 117 deg. 37 min. to the left and run a distance of 497.11 feet to the point of beginning. Situated in the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 20 South, Range 3 West, Shelby County, Alabama and containing 2.83 acres.

Mineral and mining rights excepted.

SUBJECT TO:

1. Taxes for 1977 and subsequent years.
2. Rights claimed by Alabama Power Company under the following transmission line permits: Deed Book 127, Page 412; Deed Book 134, Page 75; Deed Book 139, Page 3; Deed Book 148, Page 16, in Probate Office of Shelby County, Alabama.
3. Rights claimed by Shelby County under the public road right-of-way deed as recorded in Deed Book 180, Page 543, in said Probate Office.

This deed is executed simultaneously with that certain mortgage from William J. Junkins and wife, Lou P. Junkins, to the First Bank of Alabaster, Alabama, dated March 19, 1977.



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1977 MAR 21 PM 10:15

Deed Book 134
JUDGE OF PROBATE

50
3.00
1.00
4.50