

(Name) Patrick H. Boone; Attorney at Law

8306

(Address) 1312 City Federal Building, Birmingham, Alabama 35203 (252-1181)

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 Five Hundred and No/100th Dollars (\$ 500.00), and the execution of a purchase money mortgage in the amount of One Hundred One Thousand Three Hundred Fifty and No/100th Dollars (\$ 101,350.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William P. Buck and wife, Jane B. Buck

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

Emmett W. Cloud and wife, Margaret B. Cloud

(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 tract of land situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15 and also being the point of beginning; thence East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, 1329.32 feet to the SE corner of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 90 degrees 29 minutes 24 seconds left, 924.14 feet along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence 122 degrees 15 minutes 00 seconds left, 750.00 feet; thence 113 degrees 14 minutes 00 seconds right 222.93 feet; thence 113 degrees 14 minutes 00 seconds left 781.09 feet to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$; thence 57 degrees 51 minutes 03 seconds left, 315.94 feet along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ to the point of beginning.

This conveyance is made subject to all existing restrictions, rights of way, limitations, easements, exceptions, reservations, releases and covenants of record, including but not limited to: (1) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed 42, Page 246; (2) Right of way granted to Alabama Power Company by instrument recorded in Deed 130, Page 55. It is also made subject to encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

A part of the consideration recited above consists of a purchase money mortgage executed contemporaneously herewith by Emmett W. Cloud and wife, Margaret B. Cloud, in favor of William P. Buck and wife, Jane B. Buck, in the amount of One Hundred One Thousand Three Hundred Fifty Dollars (\$ 101,350.00)

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 ~~K~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 27th day of April, 1977.

WITNESS:

Elizabeth V. Goodson (Seal)

Deed Tax 50 (Seal)

Recd 150 (Seal)

Index 100 (Seal)

300 77 MAY -5 AM 9:59

STATE OF ALABAMA

Shelby

COUNTY JUDGE OF PROBATE

I, the undersigned authority

William P. Buck and wife, Jane B. Buck

a Notary Public in and for said County, in said State,

hereby certify that whose name ~~S~~ 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 27 day of April, A. D., 1977.

Notary Public.

19770505000042900 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/05/1977 12:00:00AM FILED/CERT

PERDUE, JOHNSON, BOONE & JOHNSON

ATTORNEYS AND COUNSELORS AT LAW

1312 CITY FEDERAL BLDG. - PHONE 252-1181

BIRMINGHAM, ALABAMA 35203

General Acknowledgment