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Shelby Cnty Judge of Probate, AL
06/06/1977 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

Daniel M. Spitler, Attorney
Suite 100, Spitler Building
1970 Chandalar South Office Park
Pelham, Alabama 35124

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

State of Alabama

9392

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Fifty Thousand and No/100-----DOLLARS

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

Thomas B. Hopwood and wife, Letha Jane Hopwood

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

Ronald Dale Buckner and wife, Mary Reva Buckner

(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-1/4 of the SE-1/4 of Section 15, Township 21 South, Range 3 West, more particularly described as follows: Commence at the NW corner of said 1/4-1/4 section and run thence in a Southerly direction along the Western boundary thereof a distance of 1300.77 feet (measures 1311.73 feet), more or less, to a point where the Western boundary of said 1/4-1/4 section is intersected by the Northern right-of-way boundary of Shelby County Highway No. 12, for a point of beginning of the land herein conveyed; thence run Northerly along the Western boundary of said 1/4-1/4 section a distance of 119.45 feet to the SW corner of the Bill Davenport and June Davenport lot; thence turn to the right an angle of 91° 33' and run Easterly along the Southern boundary of the Davenport lot a distance of 191.13 feet (deed 190.88 feet) to a point; thence turn to the right an angle of 88° 29' 30" (deed 88° 22') and run Southerly a distance of 119.45 feet to a point on the Northerly right-of-way line of Shelby County Highway No. 12 and run thence Westerly along the Northern boundary of said Shelby County Highway No. 12 a distance of 191.04 feet (deed 190.88 feet) to the point of beginning.

Subject to easements and restrictions of record.

\$49,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Grantors herein further grant, bargain, sell and convey unto the grantees herein, their right-of-way easement attached hereto as Exhibit "A".

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:

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 and seal, this 2nd day of June, 1977.

WITNESS:

Thomas B. Hopwood
Thomas B. Hopwood

Letha Jane Hopwood
Letha Jane Hopwood

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Thomas B. Hopwood and wife, Letha Jane Hopwood, 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 2nd day of June A.D., 1977.

Form 3091

Notary Public

EXHIBIT "A"

A parcel of land located in the SE-1/4 of the SE-1/4 of Section 15, Township 21 South, Range 3 West, more particularly described as follows: Commence at the NW corner of said 1/4-1/4 section and run thence in a Southerly direction along the Western boundary thereof a distance of 1300.77 feet (measures 1311.73 feet), more or less, to a point where the Western boundary of said 1/4-1/4 section is intersected by the Northern right-of-way boundary of Shelby County Highway No. 12, thence run Northerly along the Western boundary of said 1/4-1/4 section a distance of 119.45 feet to the SW corner of the Bill Davenport and June Davenport lot; thence turn to the right an angle of 91° 33' and run Easterly along the Southern boundary of the Davenport lot a distance of 191.13 feet (deed 190.88 feet) to the point of beginning of herein described easement, thence continue along last described course a distance of 50 feet, more or less, to the Easterly edge of a 15 foot wide gravel drive, thence in a Southwesterly direction, along said Easterly edge of said gravel drive a distance of 120 feet, more or less, to the North right-of-way line of Shelby County Highway No. 12, thence in a Westerly direction, along said right-of-way, a distance of 44 feet, more or less, to the SE corner of Thomas B. Hopwood lot, being this date conveyed to Ronald Dale Buckner, thence in a Northerly direction, along the East line of said lot, a distance of 119.45 feet to the point of beginning.

This easement is to run with the land presently owned by grantees herein, which said land abuts this easement on the West.



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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 JUN -6 AM 11:38

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Seed tax .50
Rec 300
Prod. 100
450

See mty 365-680

BOOK 305 PAGE 792