

THIS INSTRUMENT PREPARED BY:

Jack W. Monroe, Jr., Attorney at Law

2028 Kentucky Ave., Birmingham, Alabama

10729
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of ---SEVENTY SIX THOUSAND THREE HUNDRED AND NO/100 (\$76,300.00)--- DOLLARS

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

JESSE L. BOX and wife, MARY ANN BOX

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

KENNETH S. HARPER and wife, LINDA C. HARPER

(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 Northeast Quarter of the Northeast Quarter of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follo

Commence at the Northeast corner of said Section 7; thence in a Westerly direction along the North line of said Section a distance of 568 feet; thence in a Southerly direction, parallel to the East line of said Section, a distance of 314 feet to the Southerly Right of Way line of Oak Mountain State Park Road, said point being the Point of Beginning; thence continue along last described course a distance of 999.58 feet to the South line of said Quarter-Quarter section; thence 94 degrees 35 minutes right, in a Westerly direction, along said South line a distance of 190.67 feet; thence 85 degrees 26 minutes 30 seconds right, in a Northerly direction, a distance of 330.15 feet; thence 91 degrees 58 minutes 30 seconds right, in an Easterly direction, a distance of 100.03 feet; thence 91 degrees 59 minutes left in a Northerly direction, a distance of 299.99 feet; thence 88 degrees 03 minutes 27 seconds left, in a Westerly direction, a distance of 50.05 feet; thence 88 degrees 02 minutes 27 seconds right, in a Northerly direction, a distance of 299.81 feet to the Southeasterly right of way line of said Oak Mountain State Park Road, said point being on a curve to the right, said curve having a central angle of 28 degrees 01 minute 42 seconds and a radius of 312.97 feet; thence 54 degrees 13 minutes 53 seconds, to tangent of said curve; thence along arc of said curve, in a Northeasterly direction, a distance of 153.10 feet to the point of beginning Situated in Shelby County, Alabama.

\$68,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate, AL
07/08/1977 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 ~~they~~ (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 S, this 5th day of July, 19 77

WITNESS: STATE OF ALA SHELBY CO.

Jesse L. Box

Mary Ann Box

State of ALABAMA

JEFFERSON PROBATE COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jesse L. Box and wife, Mary Ann Box 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of July A. D., 1977.