

This instrument was prepared by

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(Address) Columbiana, Alabama 35051



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Shelby Cnty Judge of Probate, AL
09/02/1977 12:00:00AM FILED/CERT

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 THOUSAND DOLLARS & other good and valuable consideration

XXXXXXXXXX

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

James E. Howell and wife, Elsie F. Howell

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

Michael Miskelly and wife, Kay Miskelly

(herein referred to as GRANTEEES) 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:

PARCEL ONE:

A parcel of land containing one acre, more or less, located in the E $\frac{1}{2}$ of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 5, Township 22 South, Range 1 West, Shelby County, and more particularly described as follows: Commence at the NW corner of said E $\frac{1}{2}$ and run South 840 feet to the point of beginning; thence continue South 210 feet; thence run East 210 feet; thence run North 210 feet; thence run West 210 feet to the point of beginning.

Also a 40 foot roadway running South from the NW corner of said E $\frac{1}{2}$ to the parcel described herein.

PARCEL TWO:

A parcel of land situated in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 5, Township 22 South, Range 1 West, described as follows: Commence at NW corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 5, TP. 22 South, Range 1 West; thence run East along the North line of said $\frac{1}{4}$ Section a distance of 660.00 feet; thence turn an angle of 89 deg. 12' 53" to the right and run a distance of 1029.62 feet to an iron pipe and the point of beginning; thence turn an angle of 91 deg. 51' 27" to the left and run a distance of 204.94 feet to an iron pipe; thence turn an angle of 82 deg. 44' 35" to the left and run a distance of 207.09 feet to an iron pipe; thence turn an angle of 91 deg. 04' 30" to the left and run a distance of 210.59 feet to an iron pipe; thence turn an angle of 90 deg. 44' 15" to the left and run a distance of 229.14 feet to the point of beginning.

Subject to utility easements and road rights of way of record.

As to the above 40 foot roadway, no warranty is given hereby to said property and this deed shall operate as a quit claim, only, to said roadway.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 1st day of September, 1977.

STATE OF ALABAMA

WITNESS:

SHELBY COUNTY

I CERTIFY THIS

TO BE A TRUE COPY

IN ALL RESPECTS

AS IT WAS WHEN FILED

IN THE CLERK'S OFFICE

OF THE STATE OF ALABAMA

ON THE 2nd DAY OF SEPTEMBER, 1977

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