

This instrument was prepared by

4889

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA



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Shelby Cnty Judge of Probate, AL
12/01/1977 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 Seventeen Thousand Five Hundred and No/100 (\$17,500.00) DOLLARS

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

James W. Huckaby, Jr. and wife, Lois G. Huckaby

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

Charles A. Zabel and wife, Jean B. Zabel

(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:

From the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South Range 3 West run Easterly along the North boundary line of said quarter-quarter section for 412.33 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 43 deg 02 min. to the left and run Northeasterly 122.18 feet; thence turn 62 deg. 43 min. to the right and run Southeasterly 97.12 feet; thence turn 54 deg. 11 min. to the right and continue Southeasterly 121.0 feet; thence turn 43 deg. 26 min. to the right and run Southwesterly 171.95 feet; thence turn 18 deg. 28 min. to the right and continue Southwesterly 178.08 feet; thence turn 30 deg. 21 min. to the right and continue Southwesterly 115.8 feet; thence turn 39 deg. 46 min. to the right and run Northwesterly 36.2 feet; thence turn 60 deg. 55 min. to the left and run Southwesterly 120.83 feet; thence turn 16 deg. 32 min. to the right and continue Southwesterly 85.46 feet; thence turn 42 deg. 16 min. to the right and run Northwesterly 39.38 feet; thence turn 83 deg. 22 min. to the left and run Southwesterly 99.15 feet; thence turn 28 deg. 25 min. to the right and continue Southwesterly 137.35 feet; thence turn 125 deg. 49 min. to the right and run Northwesterly 135.1 feet; thence turn 09 deg. 23 min. to the right and run Northeasterly 157.29 feet; thence turn 45 deg. 40 min. to the right and continue Northeasterly 238.2 feet; thence turn 11 deg. 59 min. to the left and continue Northeasterly 238.79 feet; thence turn 02 deg. 22 min. to the right and continue Northeasterly 79.2 feet, more or less, to the point of beginning, this land being a part of the West Half of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West and being 5.6 acres, more or less.

Minerals and mining rights excepted, and subject to easements and rights of way of record.

Subject to the following restrictive covenants, which shall be construed as running with the land: said property shall be used for residential purposes only and shall be limited to one residence (exclusive of out-buildings) containing a minimum of 2,000 square feet of floor space, and no residence or out-building shall be located closer than 60 feet from the centerline of the road or street providing access to said property.

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 22 day of June, 1976

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal)

1977 DEC 1 PM 2:43

(Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

Deed 17.50

Rec. 1.50

Ind. 1.02 General Acknowledgment

20.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Huckaby, Jr. and wife, Lois G. Huckaby 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 22 day of June, A.D. 1976

Charles A. Zabel

R. 1 Box 45-A

Notary Public