

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

19780407000041930 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/07/1978 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 Five thousand and no/100 ----- DOLLARS
and other good and valuable consideration

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

Brooks Guin and wife, Annie Mae Guin
(herein referred to as grantors) do grant, bargain, sell and convey unto

Melvin L. McArthur and wife, Pearl K. McArthur

(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:

An undivided one-seventh interest in the following described property:

Commencing at the NW corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 34, Tp24 No., Range 15 East; thence run North 88 deg. 12 min. East along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 605.00 ft. to the NW corner of Lot No. 1 per map of Benson's Camp recorded in Map Book 4, page 28, in the Office of Judge of Probate, Shelby County, Alabama; thence run South 00 deg. 06 min. East a distance of 264.0 feet to the point of beginning of the lot herein described and conveyed; thence continue South 00 deg. 06 min. East and run a distance of 6.0 feet to the SW corner of Lot 5 as per said Map; thence run North 88 deg. 12 min. East along the South side of said Lot No. 5 a distance of 8.0 feet; thence run North 00 deg. 06 min. West a distance of 6.0 feet; thence run South 88 deg. 12 min. West a distance of 8.0 feet to point of beginning. This being the plot of ground 6.0 feet wide and 8.0 feet long situated in the SW corner of said Lot No. 5 and being the lot in which the well is drilled. ALSO an easement for the purpose of constructing and maintaining field lines for a sanitary sewer system together with all necessary right of access, ingress and egress thereto and therefrom, in, under, over and along a strip of land sixty feet in width extending from the North side of grantees lot northward and along the east boundary line of Lots numbered 1 through 5 of Benson's camp as recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, page 28, being a strip of land 300 feet long, more or less. Subject to rights of Alabama Power Company.

Also, a tract or parcel of land situated in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec. 34, Tp.24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the NE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Said Section 34; thence West along North line of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 670 feet to a point; thence South parallel to the East line of said forty a distance of 301 feet; thence East parallel to the North line of said forty a distance of 35 feet to the point of beginning of the tract or parcel of land herein described; from said point of beginning thence South 8 deg. East 105 feet to a point; thence North 67 deg. East 50 feet to a point; thence North 12 deg. West 90 feet to a point; thence West parallel to the North line of said forty a distance of 40 feet to point of beginning. This conveyance is subject to the restrictions in that certain deed dated Feb. 26, 1958, recorded in Vol. 192, page 24, in Probate Office of Shelby County, Alabama. Subject to restrictions, covenants, and reservations contained in deed to M.M. Handley & Mary Ethel Handley dated September 26, 1966, from Ala. Power.

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 6th day of April, 1978

WITNESS:

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

1978 APR -7 AM 10:48

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 5.00
Rec. 1.50
Ind. 1.00
7.50

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brooks Guin and wife, Annie Mae Guin

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 6th day of April, 1978

Melvin L. McArthur

122 No. 54 St.

Nancy K. Farner

Notary Public