

This instrument was prepared by

687

(Name) Richard W. Bell, Bell and Johnson, Attorneys at Law

(Address) P. O. Box 427, Pelham, Alabama, 35124



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 Sixty Eight Thousand and No/100-----(\$68,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
E. G. Hall and wife, Effie Hall  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph Carrier and wife, Joyce Carrier  
(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 1/4 of the Southeast 1/4 of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows; Commence at the Southeast corner of said 1/4-1/4 Section, thence in a Westerly direction, along the South line of said 1/4-1/4 Section, a distance of 498.0 feet to the Point of Beginning, thence 90 degrees right, in a Northerly direction, a distance of 38.52 feet to the beginning of a curve to the right, said curve having a radius of 586.63 feet and a central angle of 13 degrees 58 minutes 54 seconds, thence along arc of said curve, in a Northeasterly direction, a distance of 143.15 feet to end of said curve, thence continue in a Northeasterly direction a distance of 162.12 feet to the beginning of a curve to the right, said curve having a radius of 25.0 feet and a central angle of 124 degrees 10 minutes 53 seconds, thence along arc of said curve a distance of 54.18 feet to end of said curve and the beginning of a curve to the left, said curve having a radius of 50.0 feet and a central angle of 48 degrees 11 minutes 23 seconds, thence along arc of said curve, in a Southeasterly direction, a distance of 42.05 feet to end of said curve, thence 69 degrees 16 minutes 35 seconds, measured from tangent of said curve, in a Southeasterly direction, a distance of 162.11 feet, thence 69 degrees 14 minutes 59 seconds left, in an Easterly direction, a distance of 110.0 feet, thence 91 degrees 13 minutes 36 seconds left, in a Northerly direction, a distance of 167.0 feet, thence 92 degrees 33 minutes 41 seconds right, in an Easterly direction, a distance of 10.07 feet, thence 89 degrees 44 minutes 41 seconds left, in a Northerly direction, a distance of 100.0 feet, thence 86 degrees 21 minutes right, in an Easterly direction, a distance of 150.0 feet, thence 89 degrees 10 minutes left, in a Northerly direction, a distance of 424.71 feet to the Northeast corner of Lot 1, Block 3, Fernwood - Third Sector, as recorded in Map Book 6, Page 3 in the office of the Judge of Probate in (Description continued on attached sheets)

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 14<sup>th</sup> day of April, 1978

WITNESS:  
*Aubrey Gibson* (Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*E. G. Hall* (Seal)  
E. G. HALL and wife,  
*Effie Hall* (Seal)  
Effie Hall (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that E. G. Hall and Effie Hall 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 14 day of April, A. D., 1978

132773

*Aubrey Gibson*  
NOTARY PUBLIC  
\_\_\_\_\_  
Notary Public.

BOOK 311 PAGE 598

Shelby County, Alabama, thence 88 degrees 48 minutes left, in a Westerly direction, a distance of 701.29 feet to the Southeast corner of Lot 7, Block 3 of the above mentioned subdivision, thence 88 degrees 48 minutes right, in a Northerly direction, a distance of 249.68 feet, thence 88 degrees 43 minutes 24 seconds left, in a Westerly direction, a distance of 156.42 feet, thence 47 degrees 18 minutes 40 seconds left, in a Southwesterly direction, a distance of 281.95 feet, thence 58 degrees 28 minutes 26 seconds left, in a Southeasterly direction, a distance of 109.05 feet, thence 105 degrees 31 minutes 30 seconds right, in a Westerly direction, a distance of 51.52 feet, thence 105 degrees 11 minutes 30 seconds left, in a Southeasterly direction, a distance of 247.92 feet, thence 16 degrees 05 minutes 33 seconds right, in a Southwesterly direction, a distance of 260.37 feet, thence 91 degrees 06 minutes 48 seconds left, in an Easterly direction, a distance of 20 feet, thence 83 degrees 55 minutes right, in a Southeasterly direction, a distance of 186.49 feet, thence 53 degrees 54 minutes 30 seconds right, in a Southwesterly direction, a distance of 191.19 feet, thence 137 degrees 34 minutes 09 seconds left, in an Easterly direction, a distance of 661.39 feet to the Point of Beginning.

Leff and except the following described parcel; Commence at the Southeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, thence in a Westerly direction, along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  sSection, a distance of 548.0 feet, thence 90 degrees right, in a Northerly direction, a distance of 38.52 feet to the beginning of a curve to the right, said curve having a radius of 636.63 feet and a central angle of 13 degrees 58 minutes 54 seconds, thence along arc of said curve in a Northeasterly direction, a distance of 62.0 feet to the Point of Beginning, thence continue along arc of said curve a distance of 93.35 feet to end of said curve, thence continue in a Northeasterly direction a distance of 137.17 feet to the beginning of a curve to the left, said curve having a radius of 25.0 feet and a central angle of 104 degrees 00 minutes 30 seconds, thence along arc of said curve, in a Westerly direction, a distance of 45.38 feet to end of said curve, thence continue in a Westerly direction a distance of 122.59 feet, thence 75 degrees 59 minutes 30 seconds left, in a Southwesterly direction, a distance of 120.12 feet, thence 13 degrees 58 minutes 54 seconds left, in a Southerly direction, a distance of 104.86 feet, thence 74 degrees 45 minutes 05 seconds left, in a Southeasterly direction, a distance of 131.53 feet to the Point of Beginning.

SUBJECT TO:

1. Taxes due in the year 1978 which are a lien but not due and payable until October 1, 1978.
2. Right of way to Alabama Power Company, recorded in Volume 188, page 544, in the Probate Office in Shelby County, Alabama.

19780420000047760 2/2 \$.00  
 Shelby Cnty Judge of Probate, AL  
 04/20/1978 12:00:00AM FILED/CERT

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

1978 APR 20 AM 9:44

*Thomas G. Shamburger, Jr.*  
 JUDGE OF PROBATE

Deed	68.00
Rec.	3.00
Index	1.00
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	72.00