

19780614000074750 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/14/1978 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
United Mtg. Co.
Elaine Hudson
2111 7th. Avenue South
Birmingham, Alabama 35233

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

State of Alabama

Jefferson

COUNTY

Know All Men By These Presents,

That in consideration of Fifty One Thousand And No/100

DOLLARS

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

Alexis Borders Barnes, An Unmarried Woman

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

Ted W. Bishop and wife, Susan W. Bishop

(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 Shelby County, Alabama to-wit:

Commence at the SE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 East; thence run West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 316.78 feet to the point of beginning; thence continue in the same direction along said South line a distance of 335.83 feet to the SW corner of the East half of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, of said Section 24; thence turn an angle of 91 deg. 27' 51" to the right and run along the West line of the East half of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 400.00 feet; thence turn an angle of 88 deg. 32' 21" to the right and run a distance of 336.56 feet; thence turn an angle of 91 deg. 33 min. 55 sec. to the right and run a distance of 400.0 feet to the point of beginning. Situated in the East half of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 East, Huntsville Meridian, Shelby County, Alabama, according to Survey of Frank W. Wheeler, Registered Land Surveyor, dated February 17, 1976. Subject to easements and rights of way of record.

Also: 7.5 feet on either side of a centerline description of a 15 foot easement: Commence at the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 24, T-19-S, R-1-E, thence run West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec. a distance of 316.78 feet; thence turn an angle of 91 deg. 34 min. 07 sec. to the right and run a distance of 400.00 feet; thence turn an angle of 91 deg. 33 min. 55 sec. to the left and run a distance of 50.00 feet to the point of beginning; thence turn an angle of 76 deg. 08 min. 55 sec. to the right and run a distance of 89.92 feet to the P.C. of a curve, thence continue along said curve (whose Delta angle is 39 deg. 54 min. 17 sec. to the right, Radius is 442.88 feet, Tangent is 160.78 feet, Arc. is 308.45) to the point of a reverse curve, thence continue along said curve (whose Delta Angle is 48 deg. 58 min. 42 sec. to the left, Radius is 54.88 feet, Tangent is 25.0 feet, Arc. is 46.91 feet) to the point of a reverse curve, thence continue along said curve (whose Delta Angle is 40 deg. 02 min. 04 sec. right, Radius is 68.62 feet, Tangent is 25.0 feet, Arc is 47.94 feet) to the point of a reverse curve, thence continue along said curve, (whose Delta Angle is 15 deg. 32 min. 39 sec. left,

Continued on Attached Page 2

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:

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, have hereunto set hand and seal, this
day of , 19 .

WITNESS:

State of

COUNTY

General Acknowledgement

I, hereby certify that
whose name signed to the foregoing conveyance, and who
me on this day, that, being informed of the contents of the conveyance
on the day the same bears date.

, a Notary Public in and for said County, in said State,

known to me, acknowledged before
executed the same voluntarily

Given under my hand and official seal this

day of

A. D., 19

Radius is 99.64 feet, Tangent is 13.60 feet, Arc is 27.03 feet) to the P. T. of said curve, thence continue along said tangent a distance of 122.41 feet to the Southwest R/W line of U. S. Hwy. No. 280, and the point of ending.

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; 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, I have hereunto set my hand and seal this 8th. day of June, 1978.

WITNESS

E. Caine Jackson

BY & THROUGH

Evelyn B. Wheeler

Evelyn B. Wheeler by authorization given her under Power of Attorney dated April 25, 1978, filed April 28, 1978 in Misc. Book 24, Page 940 Probate Office of Shelby County Alabama.

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Evelyn B. Wheeler by and through Power of Attorney for Alexis Borders Barnes, An Unmarried Woman, signed the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th. day of June, A.D. 1978

MY COMMISSION EXPIRES:

E. Caine Jackson
NOTARY PUBLIC

9-1-80

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 JUN 14 AM 10:56
JUDGE OF PROBATE

See Mtg 379-249

1500
Rec. 300
Ind. 100
1900

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