This Form Furnished by

723

This instrument was prepared by

(Name) Harrison, Conwill & Harrison
~~P.O. Box 557~~

(Address) Columbiana, Alabama 35051

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) -328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—

19790417000046220 1/1 $.00
Shelby Cnty Judge of Probate, AL
04/17/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One 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,

Wales W. Bell and wife, Sara N. Bell

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

Walt Moody and Martha Moody

(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 lot in the SE¼ of SE¼ of Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the SE corner of Section 1, Township 22 South, Range 1 West; thence run North along the East line of Section 1 a distance of 376.30 feet to the SW right-of-way line of Shelby Count Hwy. No. 47; thence turn an angle of 24 degrees 23 minutes to the left and run along said R.O.W. line a distance of 439.39 feet to the P.C. of a R.O.W. curve; thence continue along said R.O.W. curve, whose Delta Angle is 9 degrees 29 minutes to the left, Tangent Distance is 106.02 feet, Radius is 1280.33 feet, Length of Arc is 211.91 feet, to the P.T. of said R.O.W. curve; thence continue along said R.O.W. line a distance of 141.70 feet to the point of beginning, which point of beginning is 420 feet Northwesterly of the NE corner of the Raymond and Carolyn Etress Hughes lot; thence turn an angle of 80 degre 55 minutes to the left and run a distance of 420.00 feet, parallel with the North line of said Hughes lot; thence turn an angle of 80 degrees 55 minutes to the right and run a distance of 210.00 feet; thence turn an angle of 99 degrees 05 minutes to the right and run a distance of 420.00 feet, parallel with the North line of said Hughes lot, to the West R.O.W. of Shelby County Hwy. No. 47; thence turn an angle of 80 degrees 55 minutes to the right and run along said R.O.W. line a distance of 210.00 feet to the point of beginning. Situated in the SE¼ of SE¼, Section 1, Township 22 South, Range 1 West, Shelby County, Alabama, and containing 1.999 acres
Subject to an easement of 15 feet of equal width across the Southernmost portion of the above described lot for a private roadway for all purposes.

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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 9th day of April, 19 79

WITNESS:

Deed 32.50
Rec. 1.50
Ind. 1.00
35.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS (Seal)
79 APR 17 PM 1:44 (Seal)
(Seal)
JUDGE OF PROBATE

Wales W. Bell (Seal)
Wales W. Bell
Sara N. Bell (Seal)
Sara N. Bell
(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Wales W. Bell and wife, Sara N. Bell 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 9th day of April, A. D., 19 79

Notary Public.

Form-ALA-31

HARRISON an[redacted]WILL