913

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

19791019000137120 1/1 $.00
Shelby Cnty Judge of Probate, AL
10/19/1979 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 other valuable considerations and One and No/100 ($1.00)-------- DOLLARS

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

James A. Weatherspoon and wife, Peggy Weatherspoon

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

James H. Stone and wife, Mertice G. Stone

(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 easement for ingress and egress over and across the following described parcel: Commence at the SW corner of the SW¼ of the NE¼ of Section 21, Township 20 South, Range 1 East and run thence North along the West line of said quarter-quarter section a distance of 404.23 feet to the SW corner of Roderick R. and Darla J. Pair property as described in Deed Book 309 at page 291, Office of Judge of Probate of Shelby County, Alabama; thence run East, along the South line of said Pair property, a distance of 670.03 feet to the SE corner of said Pair property and the point of beginning of the parcel herein described; thence run North, along the East line of said Pair property, and along the West line of property of James A. and Peggy Weatherspoon, a distance of 650 feet, more or less, to the South line of James H. Stone and wife Mertice G. Stone property; thence run East, along the South line of said Stone property and along the North line of said Weatherspoon property, a distance of 15.0 feet; thence run South, parallel with the West line of said Pair property, a distance of 650 feet, more or less, to a point which is due East of the point of beginning; thence run West a distance of 15.0 feet, to the point of beginning.

It is intended that the easement herein granted will be used as a private roadway and for private utility lines between an unpaved road connecting with Shelby County Highway No. 109 and other real estate which does not have road frontage thereon.

The grantors further grant, sell, bargain, and convey to the grantees or the survivor of them, the right and power to grant and convey to others an easement or easements for ingress and egress over and across the above described property.

The rights, powers, and easements hereby granted, together with all rights and easements which may be hereafter granted by the grantees, or the survivor of them, are perpetual and shall be deemed to run with the land.

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 13th day of February, 1979.

WITNESS:

(Seal) James A. Weatherspoon (Seal)

OCT 19 PM 3:41 (Seal) Peggy Weatherspoon (Seal)

(Seal) (Seal)

Rec. 5.00
Rec. 1.50
Mtg. .50
3.00

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James A. Weatherspoon and wife, Peggy Weatherspoon 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 13th day of February, A. D., 1979.

Modesta B. Logan
Notary Public.

MAP 760