

This instrument was prepared by

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

(Address) COLUMBIANA, ALABAMA 35051



19800711000076010 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
07/11/1980 00:00:00 FILED/CERTIFIED

Form 1-1-6 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 Three Thousand and No/100 (\$3,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert Wheeler and wife, Evelyn B. Wheeler
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard P. Crumpton and wife, Terri C. Crumpton
(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:

Commence at the Southeast 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 quarter-quarter section a distance of 652.61 feet; thence turn an angle of 91 deg. 27 min. 51 sec. to the right and run a distance of 916.50 feet to the point of beginning; thence continue in the same direction a distance of 311.00 feet to a point on the South-west right of way of U. S. Highway No. 280; thence turn an angle of 121 deg. 34 min. 15 sec. to the right and run along said highway right of way a distance of 193.93 feet; thence turn an angle of 4 deg. 04 min. 50 sec. to the right and continue along said highway right of way a distance of 150.61 feet; thence turn an angle of 00 deg. 56 min. 05 sec. to the right and continue along said highway right of way a distance of 62.19 feet; thence turn an angle of 53 deg. 31 min. 06 sec. to the right and run a distance of 76.04 feet; thence turn an angle of 88 deg. 26 min. 21 sec. to the right and run a distance of 337.50 feet to the point of beginning. Situated in the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 24, Township 19 South, Range 1 East, and containing 1.53 acres, according to survey of Frank W. Wheeler, Registered Land Surveyor, dated August 30, 1978.

The above described parcel hereby conveyed is subject to an easement for others to use and enjoy an easement for ingress and egress over and across a 15 foot uniform width parcel described as follows:

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 $\frac{1}{4}$, Section 24, Township 19 South, Range 1 East; thence run West along the South line of said quarter-quarter section a distance of 316.78 feet; thence turn an angle of 91 deg. 34 min. 07 sec. to the right and run
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 11th day of July, 1980

WITNESS:
JULY TAX 5.00 (Seal)
Dec 3.00 (Seal)
Jan 1.00 (Seal)
FEB 7.00 (Seal)
REC JUL 11 PM 3:39 (Seal)

Robert Wheeler (Seal)
Evelyn B. Wheeler (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 Robert Wheeler and wife, Evelyn B. Wheeler 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 11th day of July, A. D. 1980
P.O. Box 137
Harpersville, Ala

[Signature]
Notary Public

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, 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 right of way line of U. S. Highway No. 280, and the point of ending.

The grantors reserve for themselves—and for their successors in title to property which they own lying to the East of the property conveyed by this deed—an easement for ingress and egress over and across a 15 foot uniform width parcel described as follows:

Begin at the Northeast corner of the property conveyed by this deed and run thence Northwesterly along the Southwest right of way of U. S. Highway 280 a distance of 62.19 feet; thence run South, parallel with the East line of the property conveyed by this deed, a distance of 15 feet; thence run Southeasterly parallel with said highway right of way to a point on the East line of the property conveyed by this deed; run thence North along the East line of the property conveyed by this deed a distance of 15 feet, more or less, to the point of beginning.

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RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.