

This instrument was prepared by

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Jefferson Land Title Services Co
316 2ND NORTH • P.O. BOX 10441 • BIRMINGHAM (205) 381-1000
BIRMINGHAM ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

19800717000078200 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/17/1980 00:00:00 FILED/CERTIFIED

That in consideration of Ten and no/100----- DOLL
and exchange of property

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
C. E. Watts, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto

H. R. Crocker and Violet Crocker

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the sur
of them in fee simple, together with every contingent remainder and right of reversion/ ^{an undivided one-half interest in and} the following described real estate situ
in Shelby County, Alabama to-wit:

From the NW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 29, Township 19 South, Range 2 East, run Southw
along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section projection a distance of 1603.34 feet to a point on t
intersection of said $\frac{1}{4}$ - $\frac{1}{4}$ section projection and the South right-of-way line of U. S. Highway
thence turn left 74 deg. 28 min. a distance of 6.48 feet to a point; said point being on the
South right-of-way line of U. S. Highway 280; thence continue in a straight line along said
right-of-way a distance of 443.52 feet to the point of beginning of the property herein descr
thence turn right 74 deg. 28 min. a distance of 312 feet to a point; thence turn left 74 deg.
min. a distance of 418 feet to a point; thence turn left 105 deg. 32 min. and run in a Northe
direction a distance of 312 feet, more or less, to a point on the South right-of-way line of
U. S. Highway 280; thence run in a Northwesterly direction along the South right-of-way line
U. S. Highway 280 a distance of 418 feet to the point of beginning.

LESS AND EXCEPT the following described property:

From the NW corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 29, Township 19 South, Range 2 East, run Southw
along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section projection a distance of 1603.34 feet to a point on t
intersection of said $\frac{1}{4}$ - $\frac{1}{4}$ section projection and the South right-of-way line of U. S. Highway
thence turn left 74 deg. 28 min. a distance of 6.48 feet to a point; said point being on the
South right-of-way line of U. S. Highway 280; thence continue in a straight line along said
right-of-way a distance of 443.52 feet to the point of beginning of the property herein descr
thence turn right 74 deg. 28 min. a distance of 312 feet to a point; thence turn left 74 deg.
min. a distance of 209 feet; thence turn left 105 deg. 32 min. and run in a Northerly directi
a distance of 312 feet, more or less, to a point on the South right-of-way line of U. S. High
280; thence run in a Northwesterly direction along the South right-of-way line of U. S. Highw
280 a distance of 209 feet to the point of beginning.

BOOK 327 PAGE 551

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of th
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contin
remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTE
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbran
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 (o
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns fore
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th
day of July, 1980

WITNESS:

C. E. Watts (Seal)
C. E. Watts
REC JUL 17 AM 11:38 (Seal)
200

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said S
hercby certify that C. E. Watts, an unmarried man
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged befor
on this day, that, being informed of the contents of the conveyance he executed the same volunt
on the day the same bears date.

Given under my hand and official seal this 15 day of June A. D., 1980

H. R. Crocker
Notary Public