

This instrument was prepared by:  
NAME Clarence T. Hellums, Jr. (by aba)  
ADDRESS 111 Court Square West  
Centreville, Al. 35042  
SOURCE OF TITLE \_\_\_\_\_  
BOOK 299 PAGE 779  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
Subdivision Lot Plat Bk Page  
QQ Q S T R

19800828000095370 Pg 1/3 .00  
Shelby Cnty Judge of Probate, AL  
08/28/1980 00:00:00 FILED/CERTIFIED

979

\$ 85,000 PS

STATE OF ALABAMA } WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the Exchange of Lands of Equal Value and Ten and no/100  
----- (\$ 10.00 ) Dollars,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joseph W. Stephens and wife Lulla Mae Stephens; Kermit L. Stephens and wife Edna C. Stephens, and Edward E. Stephens and wife Dorothy L. Stephens, (herein referred to as grantors) do grant, bargain, sell and convey unto Edward E. Stephens and Dorothy L. Stephens

(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:

191 acres, more or less, in Township 24 North, Range 12 East, heretofore known as "The J. W. Little Farm", and more particularly described in Exhibit A hereto attached.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

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 am (we are) entitled to the immediate possession thereof; 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 day of April, 1980

Joseph W. Stephens  
Lulla Mae Stephens  
Kermit L. Stephens  
Edna C. Stephens

STATE OF ALABAMA }  
Bibb COUNTY }  
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joseph W. Stephens & wf. Lulla Mae Stephens; Kermit L. Stephens & wf. Edna C. Stephens, and Edward E. Stephens and wf. Dorothy L. Stephens whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 26 day of April, A. D., 1980  
My commission expires \_\_\_\_\_  
Sam S. Payne

## EXHIBIT A

The West half of the SW $\frac{1}{2}$  of Section 4: Also, that part of the E $\frac{1}{2}$  of the SE $\frac{1}{2}$  of Section 5 lying East on a line described as follows, to-wit: Beginning at a point on the North line of said E $\frac{1}{2}$  of the SE $\frac{1}{2}$  which is 10.25 chains East of the Northwest corner of said E $\frac{1}{2}$  of SE $\frac{1}{2}$ ; running thence South 11 chains; thence South 34 deg. 30' West 14.09 chains to Shoal Creek; and thence Southeasterly up the run of said creek to its intersection with the South line of said E $\frac{1}{2}$  of SE $\frac{1}{2}$  of Section 5; Also, all that part of the SE $\frac{1}{2}$  of the SE $\frac{1}{2}$  of Section 5, in the Southwest corner thereof which lies South of the right of way of the B. B. & B. Branch of the Southern Railway; Also, all those parts of the NE $\frac{1}{2}$  of the NW $\frac{1}{2}$  and W $\frac{1}{2}$  of the NW $\frac{1}{2}$  of Section 9, and E $\frac{1}{2}$  of the NE $\frac{1}{2}$  of Section 8, which are located within the following described lines and boundaries, to-wit: Beginning at a point of intersection of the Westerly line of the right of way of Southern Railway with the North line of said Section 9; run thence Southwesterly along said right-of-way line to its intersection with the North line of the Southern Railway "Y" right of way; thence Westerly along and following the curvature of said "Y" right of way line to its intersection with the East right of way line of the said B. B. & B. Branch of said railway; thence Northerly along said mentioned line to its intersection with Shoal Creek; thence Northwesterly down the run of said creek to its intersection with the North line of the NE $\frac{1}{2}$  of NE $\frac{1}{2}$  of said Section 8; thence East along the North line of said Section 8 and 9 to point of beginning; Also, all of the E $\frac{1}{2}$  of the NE $\frac{1}{2}$  of said Section 8 lying West of the right of way of the said B. B. & B. Branch of said railway, except such part on and in the South part thereof as is cut off and excluded and bounded on the West and Northeast by the following described line, to-wit: Commencing at the Southwest corner of the SE $\frac{1}{2}$  of NE $\frac{1}{2}$  of said Section 8, running thence North 4 degrees East 14,186 chains; thence South 55 deg. 10' East 857 feet which point is the Southwest corner of a lot heretofore known as the Ambrose lot; thence North 10 deg. 30' East 209 feet; thence South 55 deg. 10' East, 209 feet; thence South 10 deg. 30' West, 209 feet; thence South 55 deg. 10' East, 284 feet, more or less, to the West line of the right of way of said B.B. & B. Branch; Also, excepting from this conveyance certain lots No. 1 to 6, both inclusive, according to a survey and allotment made by Theodore O. Sparks for J. W. Little, on August 7, 1913, and which lots include and embrace a parcel of land described as follows: To locate the beginning point of description of the excepted lots, start at the Northwest corner of the SE $\frac{1}{2}$  of NE $\frac{1}{2}$  of said Section 8; run thence South 169.1 feet and thence North 89 deg. 30' East, 687-3/4 feet, which point is the Northwest corner of the parcel hereby excepted; from this point of beginning, run South 30 min. East, 530.6 feet; thence North 89 deg. 30' East, 160 feet; thence North 30 min. West, 530.6 feet and thence South 89 deg. 30' West, 160 feet to the point of beginning of said parcel hereby excluded; Also, except from this conveyance all rights of easements of the public, in and upon the public highway on said lands hereby conveyed; The rights of way of Railway lines and "Y" hereinabove referred to include and comprise a strip of land extending 50 feet on either side of the center line of the respective lines and "Y" referred to and running parallel with center lines respectively; All of said lands hereby conveyed being in Township 24 North, Range 12 East, and being the lands heretofore known and called "The J. W. Little Farm"; containing in all 197 acres, more or less, and being situated in Shelby County, Alabama, LESS AND EXCEPT 6.102 acres, more or less, heretofore conveyed to the Housing Authority of the Town of Montevallo, Alabama, the same being more particularly described as follows: Commencing at a stone marking the Southeast corner of the SE $\frac{1}{2}$  of the NE $\frac{1}{2}$  of Section 8, Township 24 North, Range 12 East of the St. Stephens Meridian, run South 51 deg. 49'

EXHIBIT A, PAGE 2

West 35.85 feet; thence North 34 deg. 38' West 746.80 feet to a point on a fence and hedge row, 25 feet Westerly from the center line of Church Street as a point of beginning; thence run North 54 deg. 25' West with said fence and hedge row for 180.56 feet; thence run South 12 deg. 03' West with a fence and hedge row, for 205.40 feet; thence run North 54 deg. 05' West with a fence and hedge row 810.53 feet to a point 25 feet Easterly from the centerline of Depot Street; thence run North 21 deg. 50' West parallel to the centerline of Depot Street for 268.57 feet; thence run South 69 deg. 21' East 744.49 feet to the end of a fence and hedge row; thence run South 89 deg. 14' East along said fence and hedge row for 152.41 feet, to a point 25 feet Westerly from the centerline of Church Street; thence run South 07 deg. 52' East, parallel to the centerline of Church Street for 121.11 feet; thence run South 18 deg. 11' East, parallel to the centerline of Church Street, for 257.33 feet to the point of beginning.

Containing 191 acres, more or less, subject to easements and rights of way of record.

Situated, lying and being in Shelby County, Alabama.

BOOK 328 PAGE 159

AUG 28 AM 9:27

Deed 85.00  
Rec. 5.50  
Ind. 1.00  

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91.50