

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law 960

(Address) P O Box 1227, Columbiana, Alabama 35051

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Shelby Cnty Judge of Probate, AL
07/29/1981 00:00:00 FILED/CERTIFIED

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 FIFTY THOUSAND AND NO/100 (\$50,000.00) - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, EVELYN B. WHEELER and husband, ROBERT I. WHEELER,

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

✓ MICHAEL F. HUTCHINSON and wife, JULIA G. HUTCHINSON,

(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:

See attached Exhibit "A" for legal description of real estate conveyed by this deed.

Subject to the following easements and encumbrances:

1. Public road rights-of-way deeds to Shelby County, as follows: Deed Book 95, at Page 532, and Deed Book 104, at Page 450, in the Office of the Judge of Probate of Shelby County, Alabama.
2. The boundary line of a portion of the subject property has been fixed and determined in accordance with Final Decree of Law and Equity Court of Shelby County, Alabama, Equity Case No. 299, a copy of said Decree being recorded in Deed Book 225, at Page 408, in said Probate Records.
3. Permit to Southern Bell Telephone and Telegraph Company, as shown by instrument recorded in Deed Book 298, at Page 768, in said Probate Records.
4. Rights-of-way, easements or joint driveways, as shown by the survey dated April 4, 1981 by Billy R. Martin, Registered Land Surveyor No. 10559.

Grantors will be solely responsible for 1981 ad valorem taxes, and Grantees will assess and be solely responsible for ad valorem taxes for 1982 and subsequent years.

\$30,000.00 of the consideration for this deed is secured by a first purchase money mortgage on the above described real estate from the Grantees to the Grantor Evelyn B. Wheeler, which was executed and delivered simultaneously herewith.

\$10,179.00 of the consideration for this deed is paid by the proceeds of a loan from Iron & Steel Credit Union, a corporation, to the Grantees herein secured by a second purchase money mortgage covering the above described real estate and executed and delivered simultaneously herewith, which is second and subordinate to the above described first mortgage.

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 28th day of July, 1981.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

Evelyn B. Wheeler (Seal)
Evelyn B. Wheeler

Robert I. Wheeler (Seal)
Robert I. Wheeler

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn B. Wheeler and husband, Robert I. Wheeler, 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 28th day of July, 1981.

RETURN TO:
Mr. and Mrs. Michael F. Hutchinson

Notary Public.

EXHIBIT "A"

Legal Description of Real Estate

That part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 02 deg. 00 min. West along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 759.3 feet, more or less, to a point on the Southwesterly right-of-way line of U.S. Highway No. 280 (old highway); thence North 54 deg. 31 min. West along the Southwesterly right-of-way line of said highway for a distance of 388.51 feet to a point; thence South 02 deg. 05 min. East along the East boundary of Parcels No. 5, No. 4 and No. 3 for a distance of 597.84 feet, more or less, to an iron pin, said point being the Northeast corner of Parcel No. 2 (the aforementioned Parcels No. 2 through No. 5 being parcels surveyed, established and marked by a prior survey by Frank W. Wheeler, Registered Land Surveyor No. 3385); thence South 00 deg. 32 min. East along the East boundary of said Parcel No. 2 for a distance of 401.0 feet, more or less, to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence North 87 deg. 27 min. East for a distance of 316.78 feet to the point of beginning, containing 6.25 acres, more or less, according to survey dated the 4th day of April, 1981 by Billy R. Martin, Registered Land Surveyor No. 10559.

SIGNED FOR IDENTIFICATION:

Evelyn B. Wheeler
Evelyn B. Wheeler

Robert I. Wheeler
Robert I. Wheeler

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 JUL 29 AM 11:21

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed tax 20.00

Rec. 3.00

Ind. 1.00

24.00

See mtg. 414-466