

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 One and no/100 DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sadie Bolton

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

James L. and Peggy Bolton

(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 SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 6, T-21S, R-1E; thence proceed in a northerly direction along the east boundary of said $\frac{1}{4}$ $\frac{1}{4}$ for a distance of 302.30 feet to a point, being the point of beginning of the parcel of land herein described; thence continue in a northerly direction along said $\frac{1}{4}$ $\frac{1}{4}$ for a distance of 156.34 feet to a point; thence turn an angle of 90° left and run 2208.67 feet to a point; thence turn an angle of 90°33'29" right and run 417.42 feet to a point; thence turn an angle of 90°33'29" left and run 417.42 feet to a point, being a point on the east right of way line of County Highway 49; thence turn an angle of 90°33'29" right and run along the said east right of way line of County Road 49 for 249.88 feet to a point; thence turn an angle of 89°44'23" right and run 419.37 feet to a point; thence turn an angle of 90°51'23" left and run 208.71 feet to a point; thence turn an angle of 90°51'23" right and run 884.27 feet to a point; thence turn an angle of 89°42'08" right and run 405.80 feet to a point; thence turn an angle of 90° left and run 1318.0 feet to a point; thence turn an angle of 90° right and run 130.03 feet to a point; thence turn an angle of 90°40' left and run 1320.0 feet to a point; thence turn an angle of 90°40' right and run 489.70 feet to a point; thence turn an angle of 89°20' right and run 1320.0 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 6, T-21S, R-1E, and the SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 5, T-21S, R-1E, and contains 49.0 acres. Said parcel is subject to easements and rights of way of record.

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, I have hereunto set MY hand(s) and seal(s), this 8TH day of FEBRUARY, 19 83.

WITNESS:

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

1983 FEB 17 AM 11:01

Judge of Probate

Deed Tax 1.00
Rec 1.50
Ind 1.00
3.50

Sadie Bolton (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, GARY RAY, a Notary Public in and for said County, in said State, hereby certify that SADIE BOLTON whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance ONE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8TH day of FEBRUARY, A. D., 19 83.

1276

P.O. Box 237

Gary Ray Notary Public.

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