

This instrument was prepared by Harrison, Conwill, Harrison & Justice
Attorneys at Law, P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100-----

Dollars to the undersigned grantor or

grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, LILLIE MERRELL, a widow (herein referred to as grantors) do grant, bargain, sell and convey unto ROBERT L. BOYLES and EVA B. BOYLES, (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:

A lot in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 12, Township 21 South, Range 1 East, described as follows: Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 504.10 feet; thence turn an angle of 103 deg. 32 min. to the left and run a distance of 578.90 feet; thence turn an angle of 24 deg. 18 min. to the right and run a distance of 378.49 feet; thence turn an angle of 13 deg. 12 min. to the right and run a distance of 180.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 200.00 feet to the point of beginning of the property herein conveyed; thence turn an angle of 76 deg. 48 min. to the left and run a distance of 462 feet, more or less to point of intersection with the East line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1; thence run South along said East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 120 feet, more or less, to point of intersection with Northwest right-of-way of Shelby County Highway No. 61; thence run in a Southwest direction along said right-of-way line a distance of 800 feet, more or less, to the point of intersection with the East right-of-way line of Shelby County Highway No. 407; thence run North along said East right-of-way line of County Highway No. 407 a distance of 806 feet, more or less, to the point of beginning.

LESS AND EXCEPT that lot previously deeded to grantees in deed recorded in Deed Book 278, Page 326 in the Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT the following described property:
A lot in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1 and the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 12, Township 21 South, Range 1 East, described as follows: Commence at the Northeast corner of the SE $\frac{1}{4}$ of

the SW $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 504.10 feet; thence turn an angle of 103 deg. 32 min. to the left and run a distance of 578.90 feet; thence turn an angle of 24 deg. 18 min. to the right and run a distance of 378.49 feet; thence turn an angle of 15 deg. to the right and run a distance of 250 feet, more or less, to a point on Northwest right-of-way line of County Highway No. 61; thence run in a Southwest direction along said right-of-way line a distance of 650 feet, more or less, to the point of intersection with the East right-of-way line of Shelby County Highway No. 407; thence run North along said East right-of-way line of County No. 407 a distance of 626 feet, more or less, to point of beginning.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 1st day of Sept., 1983.

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

1983 SEP -7 PM 3:46

State of Alabama

Shelby County

Christine Merrell Fulmer
NOTARY PUBLIC

Lillie Merrell

(Seal)

Lillie Merrell

Christine Merrell Fulmer

Deed TAX 1.00
Rec 3.00
Jud 1.00
5.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Lillie Merrell*, a widow, ~~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, she executed the same voluntarily on the day the same bears date, for and as the act of the said Lillie Merrell.

Given under my hand and official seal this 1st day of Sept., 1983.

[Signature]
Notary Public

GRANTOR'S ADDRESS:

Route 1, Box 702
Wilsonville, Alabama 35186

GRANTEES' ADDRESS:

Wilsonville, Alabama 35186