

CONSIDERATION \$164,500

This Form furnished by:

This instrument was prepared by

(Name) Dan Spitler

487

(Address) Pelham, Alabama 35124



**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$10.00 and mutual exchange of Property DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donald N. Lathem and wife, Margaret Erwin Lathem

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

Harold R. Walker and wife, Frances J. Walker

(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 Exhibit "A" attached hereto

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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, have hereunto set hand(s) and seal(s), this 7th day of June, 1984.

WITNESS:

(Seal)

(Seal)

(Seal)

*Donald N. Lathem* (Seal)  
Donald N. Lathem  
*Margaret Erwin Lathem* (Seal)  
Margaret Erwin Lathem (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald N. Lathem and wife, Margaret Erwin Lathem, whose name S 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 on the day the same bears date.

Given under my hand and official seal this 7th day of June

# Exhibit "A"

A tract of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said 1/4 1/4 section, said point being on the centerline of the 40 foot wide right of way of 5th Avenue, N. W.; thence North along the East line of said 1/4 1/4 section line for 20 feet to the North line of said right of way, said point being the Point of Beginning; thence continue North along said east 1/4 1/4 section line for 1306.71 feet; thence turn left 88 deg. 44 min. 35 sec. and run in a Westerly direction for 699.26 feet to the Northeast corner of Lot 15, Block 1, Hamlet 2nd Sector as recorded in Map Book 8 page 36, Shelby County, Alabama, said point also being the center line of a 30 foot wide Plantation Pipe Line easement; thence turn left 89 deg. 58 min. 16 sec. and run South along the center line of said 30 foot wide easement and along the East line of said Lot 15, and along the East line of Lots 16, 17, 18 and 20, Block 1, 6th Avenue, N. W., Lots 5, 3, 2, and 1, in Block 3, all in said Hamlet 2nd Sector; for 994.52 feet; thence turn right 89 deg. 59 min. 36 sec. and run West along the South line of said Lot 1, Block 3 for 17.39 feet; thence turn left 83 deg. 51 min. 39 sec. and run Southwesterly along East line of Lot 12, Block 3 for 181.04 feet; thence turn left 96 deg. 08 min. 21 sec. and run East and along the North line of Lot 8, Block 3 of Hamlet 3rd Sector as recorded in Map Book 8 page 130, Shelby County, Alabama, for 36.73 feet; said point being on the center line of said 30 foot wide Plantation Pipe Line easement; thence turn right 90 deg. 00 min. 24 sec. and run South along said easement center line and the East line of said Lot 8, Block 3, for 131.50 feet to a point on said North right of way line of 5th Avenue N. W.; thence turn left 89 deg. 59 min. 58 sec. and run East and along said North right of way line for 728.58 feet to the point of beginning.

## Parcel B

A tract of land situated in the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of said 1/4 1/4 section, said point being on the center line of the 40 foot wide right of way line of 5th Avenue N.W.; thence North along the West line of said 1/4 1/4 section line for 20 feet to the North line of said right of way, said point being the Point of Beginning; thence continue North along said West 1/4 1/4 section line for 1306.71 feet; thence turn right 91 deg. 15 min. 25 sec. and run East for 56.33 feet to a point on the West line of the 80 foot wide right of way of Shelby County Highway #95, said point being on a curve having a radius of 12651.64 feet and an interior angle of 1 deg. 26 min.; thence turn right 89 deg. 30 min. 24 sec. to chord and run Southerly along said West right of way line and along said curve as it curves to the right for 316.50 feet; thence continue Southerly, tangent to said curve, and along said right of way line for 548.98 feet; thence turn right 21 deg. 48 min. 05 sec. and run Southwesterly for 53.85 feet; thence turn left 21 deg. 48 min. 05 sec. and run Southerly for 50 feet; thence turn left 21 deg. 48 min. 05 sec. and run Southeasterly for 53.85 feet; thence turn right 21 deg. 48 min. 05 sec. and run Southerly and along said Westerly right of way line for 290.95 feet; thence turn right 89 deg. 48 min. 22 sec. and run Westerly for 26.54 feet to the Point of Beginning. I CERTIFY THIS Being situated in Shelby County, Alabama.

INSTRUMENT WAS FILED

Deed TOX 164.50  
Rev 3.00  
Jud 1.00  
168.50

1984 JUN 11 AM 9:47

JUDGE OF THE COURT

