

1178

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)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of One and no/100-----Dollar, to the under-  
signed 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  
W. R. DICKINSON and CORA LOU DICKINSON, (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 Northeast corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ,  
Section 1, Township 21 South, Range 1 East; thence run  
South along the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance  
of 1241.83 feet to the Northwest right-of-way line of  
Shelby County Hwy. No. 61; thence turn an angle of 50 deg.  
02 min. 23 sec. to the right, and run along said Hwy. R/W  
a distance of 95.94 feet; thence turn an angle of 00 deg.  
51 min. 17 sec. to the right and continue along said Hwy.  
R/W a distance of 66.17 feet to the point of beginning;  
thence turn an angle of 0 deg. 19 min. 59 sec. to the  
right, and continue along said Hwy. R/W a distance of  
336.87 feet; thence turn an angle of 8 deg. 02 min. 13  
sec. to the left, to the chord of a right-of-way curve;  
thence run along said R/W curve, a chord distance of 340.92  
feet, to the point of intersection with Shelby County Hwy.  
No. 407; thence turn an angle of 139 deg. 40 min. 20 sec.  
to the right and run along said Hwy. R/W a distance of  
295.00 feet; thence turn an angle of 1 deg. 15 min. 02 sec.  
to the right and continue along said Hwy. R/W a distance of  
124.41 feet; thence turn an angle of 79 deg. 03 min. 28  
sec. to the right and run a distance of 188.80 feet; thence  
turn an angle of 59 deg. 15 min. 46 sec. to the left and  
run a distance of 200.00 feet; thence turn an angle of 115  
deg. 00 min. to the right and run a distance of 261.90 feet,  
to the Northwest right-of-way of Shelby County Hwy. No. 61,  
and the point of beginning. Situated in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ ,  
Section 1, and the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 12, Township 21  
South, Range 1 East, Huntsville Meridian, Shelby County,  
Alabama, and containing 2.60 acres.

This deed is executed for the purpose of making more certain  
the legal description contained in that certain deed dated  
September 1, 1983, and recorded in Deed Book 349, Page 815  
in the Probate Office of Shelby County, Alabama.

BOOK 356 PAGE 855

Harrison, Conwill & Justice

Grantor's address:

Route 1, Box 702  
Wilsonville, Alabama 35186

Grantees' address:

P. O. Box 218  
Wilsonville, Alabama 35186

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 15<sup>th</sup> day of June, 1984.

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

1984 JUN 28 AM 11:24

Thomas W. Henderson, Jr.  
JUDGE OF PROBATE

State of Alabama  
Shelby County

Subst. 50  
Rec 3.00  
Ind 1.00  
4 50

Lillie Merrell (Seal)  
Lillie Merrell

By: Christine Merrell Fulmer  
Christine Merrell Fulmer, as  
Attorney in Fact for Lillie  
Merrell

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christine Merrell Fulmer, whose name, as Attorney in Fact for Lillie Merrell, 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, as such Attorney in Fact, and with full authority, 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 25<sup>th</sup> day of June, 1984.

H. Hummel  
Notary Public

