

**Prepared by:**

Fran Kilpatrick Milwee  
Attorney at Law  
116 N Broad Street  
Boaz, AL 35957  
(256) 593-4009

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## Warranty Deed Joint for life with Remainder to Survivor

STATE OF ALABAMA - COUNTY OF MARSHALL

KNOW ALL MEN BY THESE PRESENTS, in consideration of TWO HUNDRED THOUSAND and No/100 Dollars (\$200,000.00), the receipt and sufficiency of which are hereby acknowledged, LEON POUNDS, a single man, herein GRANTOR, does hereby grant, bargain, sell and convey unto JOE PANKEY and ARLENE PANKEY, herein GRANTEE, for and during their 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 property:

A tract of land being located in Sections 20 and 21, Township 9 South, Range 5 East in Marshall County, Alabama, being more particularly described as follows: Commencing at a point purported to be the Northwest Corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 21, Township 9 South, Range 5 East, in Marshall County, Alabama; thence West 136.50 feet to a point; thence South  $40^{\circ} 27' 00''$  West 201.10 feet to a point; thence South  $50^{\circ} 26' 58''$  East 554.45 feet to a iron pin found; thence South  $1^{\circ} 52' 39''$  West 88.73 feet to an iron pin found, the point of beginning for the property herein described; thence South  $37^{\circ} 53' 35''$  East 229.35 feet to an iron pin set; thence North  $43^{\circ} 53' 02''$  East 229.60 feet to an iron pin set; thence South  $37^{\circ} 53' 20''$  East 129.21 feet to an iron pin set on the North margin of Alabama Highway 168; thence along the North margin of said Alabama Highway 168 South  $40^{\circ} 52' 25''$  West 229.60 feet to an iron pin found on the North margin of said Alabama Highway 168; thence continue along the North margin of said Alabama Highway 168 South  $40^{\circ} 55' 00''$  West 340.35 feet to a PK Nail set in Beulah Road; thence along said Beulah Road North  $27^{\circ} 05' 00''$  West 379.14 feet to a point in said Beulah Road; thence continuing along said Beulah Road North  $31^{\circ} 59' 13''$  West 35.42 feet to a point in said Beulah Road; thence leaving said Beulah Road North  $48^{\circ} 20' 36''$  East 259.70 feet to the point of beginning. (1769/016)

**LESS AND EXCEPT:** A tract or parcel of land containing 0.46 acre located in the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 21, Township 9 South, Range 5 East, Huntsville Meridian, Marshall County, Alabama, and being more particularly described as follows: Commence at an iron found at the NW Corner of said NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence S  $05^{\circ} 01' 51''$  W 348.52 feet to a  $\frac{1}{2}$ " steel rod; thence N  $86^{\circ} 51' 54''$  E 459.89 feet to a  $\frac{1}{2}$ " rod with plastic cap stamped JBD PLS 19744; thence S  $41^{\circ} 28' W$  200.00 feet at a  $\frac{1}{2}$ " rod with plastic cap stamped JBD PLS 19744; thence S  $48^{\circ} 16' 54'' W$  184.0 feet to a fence corner; thence S  $37^{\circ} 52' 07'' E$  229.35 feet to a  $\frac{1}{2}$ " rod with plastic cap stamped JBD PLS 19744; thence N  $41^{\circ} 12' 54'' E$  57.52 feet to an iron set, the point of true beginning for the property herein described; thence N  $41^{\circ} 12' 54'' E$  168.39 feet to a  $\frac{1}{2}$ " steel rod; thence S  $39^{\circ} 10' 25'' E$  131.6 feet to a  $\frac{1}{2}$ " rod with plastic cap stamped JBD PLS 19744 at the Northwest right of way to State Highway 168; thence S  $41^{\circ} 37' 26'' W$  141.27 feet along and with said right of way to an iron set; thence N  $51^{\circ} 04' 34'' W$  128.85 feet to the true point of beginning. Description taken from that survey by David L. Musick, Al Reg No. 20893, dated March 4, 2016. (5679/315)

