

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
04/20/1971 12:00:00 AM FILED/CERT

(Name).....

(Address).....

Form 1-1-5 Rev. 1-66

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,

One thousand, two hundred dollars and the assumption by the grantees of the That in consideration of unpaid balance due on that certain mortgage from the grantors to City Fed. Savings & Loan Assn, dated 1/24/66, recorded in Mtg. Book 298 page 204 in Probate Office to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Billy R. Coston and wife Gail B. Coston
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert D. Moore and wife Johnsie E. Moore
(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:

Lot No. 133 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:
Commence at the intersection of the northerly right of way line of 1st Court and the easterly right of way line of Old Montevallo Road, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right of way line of Old Montevallo Road and along the arc of a curve to the left having a radius of 108.47 feet for 75.00 feet to the end of said curve; thence tangent to said curve, run northeasterly along said right of way line of Old Montevallo Road for 216.78 feet to the point of beginning; thence 90 deg. 00 min. right and run southeasterly for 143.00 feet; thence 90 deg. 00 min. left and run northeasterly for 80.00 feet; thence 90 deg. 00 min. left and run northwesterly for 143.00 feet to a point on the easterly right of way line of Old Montevallo Road; thence 90 deg. 00 min. left and run southwesterly along said right of way line of Old Montevallo Road for 80.00 feet to the point of beginning.
Being the same property conveyed by Siluria Mills, Inc., a corporation, to Jasper E. Hawkins and Marie A. Hawkins by deed dated Dec. 17, 1965, filed Jan. 27, 1966, recorded in Deed Book 240 page 326 in the Probate Office of Shelby County, Alabama.
This Deed is made to correct a defect in the acknowledgement of that certain Deed recorded in Book 263 Page 578 in Probate Office, Shelby County, Alabama.

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, we.....have hereunto set.....our.....hand(s) and seal(s), this 15 day of April, 1971

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Billy R Coston
Gail B. Coston
RECEIVED
FILED
APR 20 1971
SHELBY COUNTY
JUDGE OF PROBATE
OFFICE

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY

hereby certify that Billy R. Coston and wife Gail B. Coston, a Notary Public in and for said County, in said State, whose names are 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 they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 15 day of April, A. D., 1971
Commission Expires 1-28-75
Notary Public.