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american title insurance company

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) .....

(Address) .....

(without warranty as to legality and/or title verification)

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and no/100($15,000.00) and other good and valuable consideration DOLLARS

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

Rosa Lee Allen, an unmarried woman

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

Joseph D. Carrier and wife, Joyce Carrier

19790823000108150 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/23/1979 12:00:00AM FILED/CERT

(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 northwest corner of Lot No. 8 in Block 2 of K. B. Nickerson's Survey on Helena Road and run in a southerly direction along the east line of Pine Street 23 feet; thence continue in a southerly direction along the east line of Pine Street for a distance of 180 feet; run thence in an easterly direction and parallel with the south line of Lot No. 9 a distance of 200 feet to the point of beginning of the land herein conveyed; thence continue in an easterly direction 100 ft.; thence in a northerly direction along the east line of said Lots 9 and 8, a distance of 180 feet; run thence in a westerly direction and parallel with the south line of Lot no. 9 a distance of 100 feet; thence run in a southerly direction and parallel with the east line of said Lots 8 and 9 a distance of 180 feet to the point of beginning. Said map of K. B. Nickerson's survey on Helena Road is recorded in Map Book 3, page 116, in the Probate Office of Shelby County, Alabama.

Also, the west 35 ft. of the west 50 ft. of Lot No. 16 in Block 2 of K. B. Nickerson's Survey on Helena Road, with the exception of a strip 23 feet wide across the north end of said Lot no. 16 which is used for roadway purposes. Said property being a part of the NE¼ of NW¼ of Section 2, Township 21 of Range 3 West and is described according to the survey and map known as K. B. Nickerson's Survey on Helena Road, as shown by survey and map made by J. R. McMillen, Land Surveyor and dated January 6, 1946 and recorded in Map Record 3 Page 116 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions and right of ways of record.

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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, I have hereunto set my hand(s) and seal(s), this

day of ....., 19 79.

WITNESS:

..... (Seal) Rosa Lee Allen (Seal)

AUG 23 AM 9 37

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

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

Rec. 15.00
Rec. 1.50
Mtg. 1.00
17.50

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rosa Lee Allen, an unmarried woman 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.

Given under my hand and official seal this day of A. D., 19

[redacted]

Notary Public.

B.T. 1