

4822

BOOK 162 PAGE 296

WARRANTY DEED



STATE OF ALABAMA, _____ SHELBY _____ COUNTY.

THIS INDENTURE, made and entered into on this the 21st day of September 1953, by and between J. H. Edwards

and his wife Dollie Edwards _____, parties of the

first part, and W. B. Lenn _____

and ~~his wife~~ Bernard S. Lenn _____, parties of the

second part.



WITNESSETH: That for and in consideration of the sum of Two Thousand Four Hundred Seventy and 00/100

(\$2,470.00) Dollars cash in hand paid by said parties of the second part unto said parties of the first part, the receipt of which sum of money is hereby acknowledged, the said parties of the first part have bargained and sold, and by these presents do grant, bargain, sell, and convey unto the said

W. B. Lenn _____ and

~~his wife~~ Bernard S. Lenn _____

for and during their joint lives and upon the death of either of them to the survivor of them, in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SW¼ of SW¼ of Section 1, Township 20, Range 2 East, described as follows: Beginning at the NW corner of said forty and run North 87 degrees 30 minutes East along North line of said forty, 597.8 feet more or less to SW right of way of Florida Short Route Highway; thence SE direction along said highway right of way a distance of 720.8 feet; thence South 35 degrees 30 minutes West 1160.0 feet to South line of said forty; thence along South line of said forty, South 87 degrees West 440 feet to SW corner of said forty; thence North along West line of said forty to point of beginning and containing 24.7 acres more or less, situated in Shelby County, Alabama.

It is understood that the purpose of this conveyance is to convey said real estate to the said

W. B. Lenn _____ and

~~his wife~~ Bernard S. Lenn _____

for their joint lives, and that upon the death of either of them the survivor of them shall own the en-

tire fee simple title to said real estate, and that said real estate shall during the time while both the said W. B. Lenn and Bernard S. Lenn are living, be subject to conveyance by deed or mortgage executed by both W. B. Lenn and ~~wife~~ Bernard S. Lenn

TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances thereunto belonging or otherwise appertaining, unto the said W. B. Lenn and Bernard S. Lenn for and during their joint lives and upon the death of either of them to the survivor and the heirs and assigns of such survivor, in fee simple forever.

And for the consideration aforesaid, said parties of the first part hereby covenant with said parties of the second part that they are seized of a good and indefeasible estate in fee simple in and to said real estate; that they have a good and lawful right to sell and convey the same; that the same is free from any liens or encumbrances, and that they will, and their heirs, executors, and administrators shall forever warrant and defend the title to said real estate unto said parties of the second part, their heirs and assigns, from and against the lawful title, claims, and demands of any and all persons whomsoever.

IN WITNESS WHEREOF said parties of the first part have hereunto set their hands and affixed their seals on this the day and year first hereinabove written.

Witness:

J. H. Edwards (L. S.)
Dollie Edwards (L. S.)

STATE OF ALABAMA, SHELBY COUNTY.

I, Betty B. Willis, Notary Public, State of Ala. at Large, a Notary Public in and for said County, in said State, hereby certify that J. H. Edwards and wife, Dollie Edwards, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this 21st day of September, A. D., 1953.

Betty B. Willis, Notary Public

STATE OF ALABAMA, _____ COUNTY.

I, _____, a Notary Public, in and for said County, in said State, hereby certify that _____

Filed in the office of the Probate Judge on the 21 day of Sept 19 53 at 8 o'clock P M and recorded in Deed Book P 1162 Page 246 this 23 day of Sept 19 53.
Deed Tax 2.50 Mortgage Tax _____ has been paid.

L.C. Walker, Judge of Probate

ness, on the day the same bears date; that _____ attested the same in the presence of _____ and of the other witness, and that such other witness subscribed _____ name as a witness in _____ presence.

Given under my hand this _____ day of _____, A. D., 19 _____

_____, Notary Public

STATE OF ALABAMA, _____ COUNTY.

I, _____, a Notary Public, in and for said County, in said State, hereby certify that _____