

55 Feb. 1955

Form 43C-1

67

Book 189

Page 287

WARRANTY DEED

STATE OF ALABAMA, Shelby COUNTY.

THIS INDENTURE, made and entered into on this the 23rd day of August, 1957, by and between C. H. Fulton and his wife Myrtle Fulton, parties of the first part, and Othar Denard and his wife Mable Denard, parties of the second part.

WITNESSETH: That for and in consideration of the sum of One Dollar and other considerations (\$ 1.00) 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 Othar Denard and his wife Mable Denard 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:

Begin at the NE Corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of S. 34, T. 20, R 3 West and run South 118 feet to point of beginning of said lot herein conveyed: Thence continue South 542 Feet, thence West 330 Feet, thence North 478 Feet to South Right of Way line of highway # SACP 460-A (Spur), thence ^{east} along said highway right of way a distance of 330 Feet to point of beginning of lot herein conveyed, all located in the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 34, Township 20, Range 3 West. Mineral and mining rights excepted.

It is understood that the purpose of this conveyance is to convey said real estate to the said Othar Denard and his wife Mable Denard 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 Othar Denard and wife Mable Denard living, be subject to conveyance by deed or mortgage executed by both Othar Denard wife Mable Denard

TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances thereunto belonging or otherwise appertaining, unto the said Othar Denard and Mable Denard 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:

John A. Hines, Jr. Myrtle Fulton (L. S.)
Myrtle Fulton (L. S.)

STATE OF ALABAMA, Shelby COUNTY.

I, John A. Hines, Jr., a Notary Public for the State at Large ~~for said County~~, in said State, hereby certify that C. H. Fulton and wife Myrtle Fulton 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 23rd. day of August

John A. Hines, Jr.
 Notary Public

STATE OF ALABAMA, _____ COUNTY.

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

STATE OF ALABAMA, SHELBY COUNTY, conveyance, known to me, appeared before me this day, and being I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 2 day of Oct, 1927 at 2 o'clock, P M. and recorded in deed record 189 Page 287, and the mortgage tax of Deed Tax of 50 has been paid.

ness, on the day the same bears date; the _____ Judge of Probate grantor, 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