

1258

WARRANTY DEED

STATE OF ALABAMA, _____ Shelby _____ COUNTY. BOOK 191 PAGE 89

THIS INDENTURE, made and entered into on this the 4th day of January, 1958, by and between W. D. Smith and his wife Flora Smith, parties of the first part, and W. T. Whitfield and his wife Inez B. Whitfield, parties of the second part.

WITNESSETH: That for and in consideration of the sum of One hundred & No/100 (\$100.00) 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. T. Whitfield and his wife Inez B. Whitfield 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: SE $\frac{1}{4}$ of SW $\frac{1}{4}$, less 18 acres already given to grandchildren and two (2) acres on which 3-room house stands as homestead, containing 20 acres, more or less, Section 10, Township 18, Range 1 east, Shelby County, Alabama

It is understood that the purpose of this conveyance is to convey said real estate to the said W. T. Whitfield and his wife Inez B. Whitfield 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. T. Whitfield _____ and

Inez B. Whitfield _____

living, be subject to conveyance by deed or mortgage executed by both W. T. Whitfield _____
wife Inez B. Whitfield _____

TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances there-
unto belonging or otherwise appertaining, unto the said W. T. Whitfield _____
and Inez B. Whitfield _____

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:

W. D. Smith (L. S.)

Flora B. Smith (L. S.)

STATE OF ALABAMA, Talladega COUNTY.

I, F.A. McWilliams, a Notary Public in and for said County, in said State, hereby certify that W. D. Smith and wife Flora Smith 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 have executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of January, 1958.

[Signature]
Notary Public

STATE OF ALABAMA, COUNTY.

I, _____, a Notary Public, in and for said County, in said State, hereby certify that _____ subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and being sworn, stated that _____ the grantor voluntarily executed the same in _____ presence and in the presence of the other subscribing witness, on the day the same bears date; that _____ attested the same in the presence of the 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

STATE OF ALABAMA, Talladega COUNTY.

I, F.A. McWilliams, a Notary Public, in and for said County, in said State, hereby certify that on the 4th day of January, 1958, came before me the within named Flora Smith known to me (or made known to me) to be the wife of the within named W. D. Smith who, being examined separate and apart from the husband touching her signature to the within _____ has acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

IN WITNESS WHEREOF, I hereunto set my hand this 4th day of January, 1958, A. D.

[Signature]
Notary Public