

5328

63.85 2nd copy

BOOK 204 PAGE 245

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,

other

That in consideration of consideration of/valuable consideration and ten (\$10.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Dan H. Ruddy and wife, Clara Ruddy

(herein referred to as grantors) do grant, bargain, sell and convey unto W. L. Gilleland and wife, Lela B. Gilleland

(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:

Lots No. 4 and 5 in Block F, according to the survey and map by Russell R. Hetz of the Town of Calera, Alabama, located on the south side of Woodbine Avenue and bounded on the south by the Southern Railroad right-of-way, and being the same property conveyed unto the said Dan H. Ruddy on May 6, 1950, and shown at page 111 of Deed Book 142, Office of Judge of Probate of 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 (we) (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 and seal, this 15th day of SEPTEMBER, 1959.

WITNESS:



Handwritten signatures of Dan H. Ruddy and Clara Ruddy.

State of ALABAMA

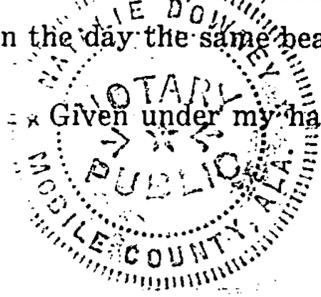
MOBILE

COUNTY

General Acknowledgment

I, Natalie Dourney, a Notary Public in and for said County, in said State, hereby certify that Dan H. Ruddy and wife, Clara Ruddy 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 15th day of SEPTEMBER A. D., 19 59



Handwritten signature of Natalie Dourney and commission expiration date 4/4/63.

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record the 17 day of Sept 19 59 at o'clock M. and recorded in Record 206 at page 201 and the Mortgage Tax Deed Tax 2.50 has been paid.

Handwritten signature of Conrad M. Fowler, Judge of Probate.