

24-75

Shelby  
24-75

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

State of Alabama

SHELBY

COUNTY

792  
Know All Men By These Presents,

That in consideration of TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100 -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, James R. Moran and wife, Mary C. Moran

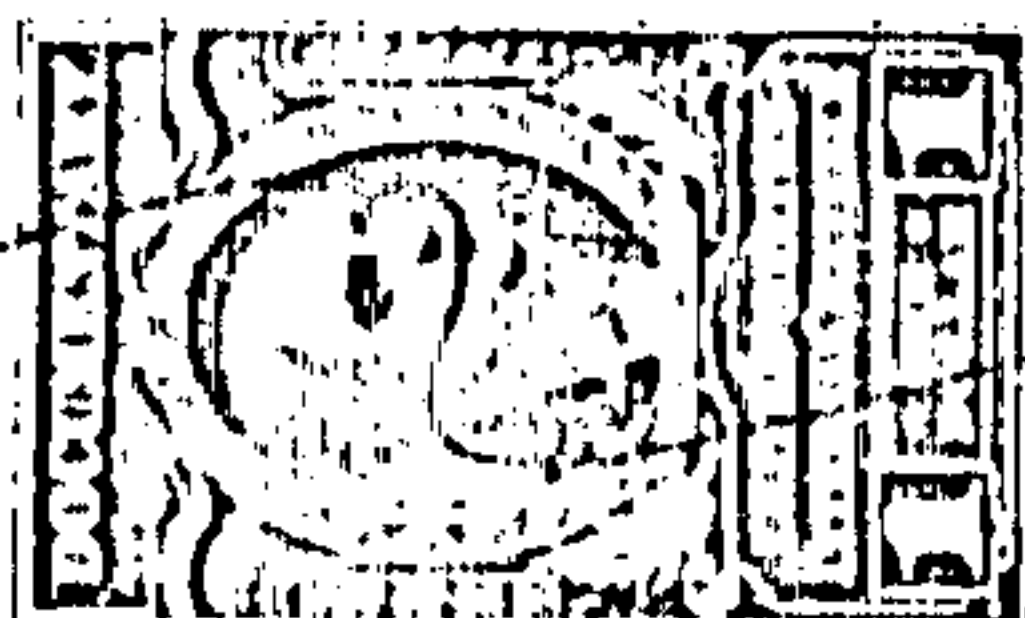
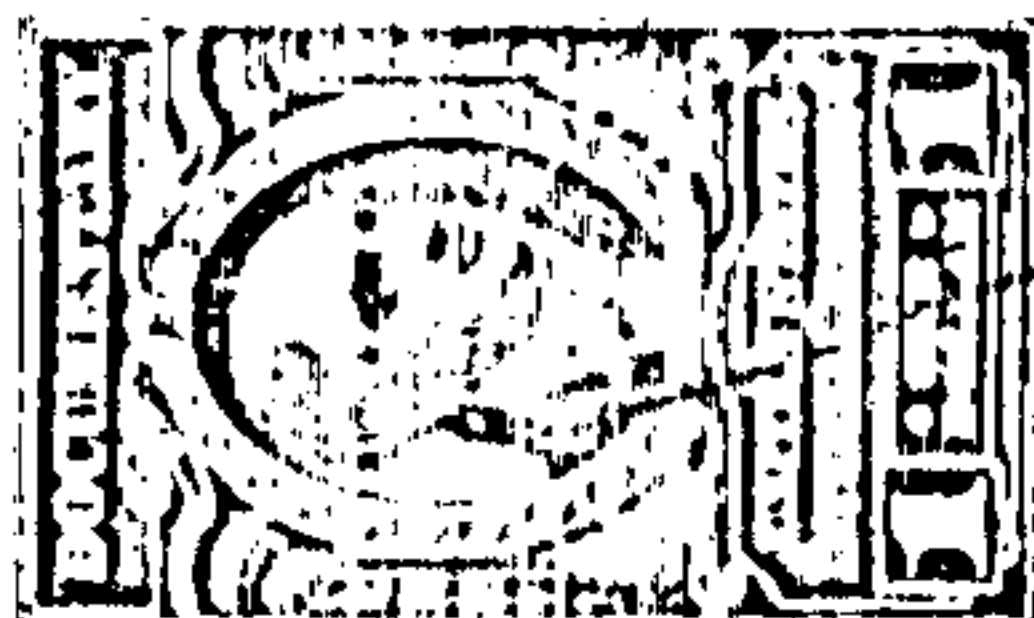
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frederick F. Smith and wife, Imogene T. Smith

(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:

Part of Lot 20, according to the Survey of Cahaba River Estates, a map of which is recorded in Map Book 3, Page 11, of the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as beginning on the West line of said lot at a point 305 feet South of the Northwest corner of said lot, thence South along the West line of said lot a distance of 1185 feet more or less to the Southwest corner of said lot, thence East along the South boundary of said lot to the Southeast corner of said lot, thence North along the East line of said lot a distance of 1200 feet more or less, to a point 175 feet North of the Southeast corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 26, Township 19 South, Range 3 West, thence West 250 feet more or less to the point of beginning. Mineral and mining rights excepted.

Together with (1) Easement for ingress and egress or a right of way for road purposes (consistent with the use by others) over and across the West 10 feet of that part of Lot 18 of said survey, lying North of the half section line of Section 26, Township 19 South, Range 3 West (presently known as Lot 18A of said survey) and extending from the Northwest corner to the Southwest corner of said lot 18A, and which easement is also shown on the recorded map or plat of said survey; and (2) Easement for ingress and egress or right of way for road purposes (consistent with the use by others) over and across the West 10 feet of Lot 19 of said survey extending in a Southerly direction from the Northwest corner of said Lot 19 for a distance of 425 feet more or less to the point where the easement or right of way turns Eastwardly on said Lot 19 away from said Lot 20; (3) Easement for ingress and egress or right of way for road purposes (consistent with the use by others) over and across the East 10 feet of Lot 20, extending from the Northeast corner of said Lot 20 as shown on said recorded plat of said survey and map made by Bethel W. Whitson, Surveyor, under date of the 19th day of December, 1956. This policy also insures that the road adjoining Lot 20 on the North is a duly dedicated public road. Situated in 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 am (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 30th

day of October, 1961.

WITNESS:

*Wm. B. McFarland*

*James R. Moran*  
James R. Moran  
*Mary C. Moran*  
Mary C. Moran





RETURN TO  
2018-10-10  
Shelby County, Ala. Assn

*due*

TO

**WARRANTY DEED**  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

THIS FORM FROM  
LAWYERS TITLE INSURANCE CORP. 28.52  
Title Insurance  
BIRMINGHAM, ALA. 1.45

2351

State of MISSISSIPPI  
JACKSON COUNTY

General Acknowledgment

I, the undersigned Nell G. McFaul, a Notary Public in and for said County, in said State, hereby certify that James R. Moran and wife, Mary C. Moran 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 30th day of October

*Nell G. McFaul*  
My Commission Expires April 25, 1967 Public.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 11-9-61  
RECORDED & \$ MIG. TAX  
& \$ SHELBY TAX HAVE BEEN PAID.  
ON THIS INSTRUMENT.

State of

General Acknowledgment

I, *Conrad M. Fowler*, a Notary Public in and for said County, in said State, hereby certify that *Conrad M. Fowler* JUDGE OF PROBATE whose name 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 day of A. D., 19

Notary Public.

State of  
COUNTY

General Acknowledgment

I, , a Notary Public in and for said County, in said State, hereby certify that whose name 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 day of A. D., 19

Notary Public.

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