

## 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,

X 341

That in consideration of FIVE HUNDRED AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Onzell Reach and husband, Martis Reach

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

Manie E. Ingram and wife, Eunice Ingram

(herein referred to as GRANTEEES) 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:

Commence at the NW corner of  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$ , Section 2, Township 21 South, Range 1 East and run thence Easterly along the North boundary of said Quarter Quarter Section 660 feet to the East boundary of  $W\frac{1}{2}$  of said  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$ ; thence South along said East boundary of  $W\frac{1}{2}$  of  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$  to a point which is 160 feet North of the intersection of the East boundary of said  $W\frac{1}{2}$  of said  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$  with Alabama Highway No. 25; thence turn an angle of 90 deg. right and run thence 200 feet for point of beginning of the lot herein described and conveyed; thence continue in the same direction 100 feet; thence turn an angle of 90 deg. left and run to the North boundary of the right of way of Alabama Highway No. 25; thence Northeasterly along the North boundary of said right of way, to a point south of the beginning point which is 200 feet measured at right angles from the East boundary of said  $W\frac{1}{2}$  of said  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$ ; thence Northerly and parallel with the East boundary of said  $SE\frac{1}{4}$  of  $SE\frac{1}{4}$  to point of beginning.

It is agreed as a part of the consideration hereof that the above land is to be used for residential purposes only and this covenant shall run with the land.



TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this day of June, 19 62.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT

WAS FILED ON 6/17/62RECORDED & 5-27-62 STG. TAX& 5-27-62 STG. TAX HAS BEEN

PD. ON THIS INSTRUMENT.

Onzell Reach

Martis Reach

Martis Reach

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTYConrad M. Coulter  
JUDGE OF PROBATE

Given under my hand and official seal this 6 day of June, 19 62, a Notary Public in and for said County, in said State, hereby certify that Onzell Reach and husband, Martis Reach, whose name s 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 6 day of June, 19 62.

Notary Public.