

4293

WARRANTY DEED

STATE OF ALABAMA, Shelby COUNTY.

THIS INDENTURE, made and entered into on this the 4 day of June, 1962, by and between Neville Willis Brown and his wife Dorcas Cox Brown, parties of the first part, and Joseph D. Wallace and his wife Lanthe H. Wallace, parties of the second part.

WITNESSETH: That for and in consideration of the sum of one hundred dollars (\$ 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 Joseph D. Wallace and his wife Lanthe H. Wallace 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: we hereby deed to the named Joseph D. Wallace & wife Lanthe H. Wallace for us and our heirs all of our claim of ownership of the following describe real estate: as recorded in vol. 217 page 356 in probate Judge office in shelby County Ala. towit situated in $\frac{1}{2}$ of SE $\frac{1}{4}$ and SW $\frac{1}{4}$ section 13, township 18 South range 1 West.

Begin at the southwest corner of described property thence North easterly along Public Road right away 840 ft. to a point of beginning thence continue North Easterly along said Public Road Right of Way 840 ft. thence North to establish 40 acre line thence continues North 1050 ft. thence West to property line of Neville Willis Brown and Dorcas Cox Brown thence Southeasterly along said Neville Willis Brown and Dorcas Cox Brown line to point of beginning to above describe property to contain 25.2 acres. Subject to following exemption 15 ft. Right of Way easment along property line of Neville Willis Brown and Dorcas Cox Brown



It is understood that the purpose of this conveyance is to convey said real estate to the said Joseph D. Wallace and his wife Lanthe H. Wallace for their joint lives, and that upon the death of either of them the survivor of them shall own the en-

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the fee simple title to said real estate, and that said real estate shall during the time while both the
said Joseph D. Wallace and
wife Lanthé H. Wallace are
living, be subject to conveyance by deed or mortgage executed by both Joseph D. Wallace
wife Lanthé H. Wallace

TO HAVE AND TO HOLD said real estate, together with the tenements and appurtenances there-
unto belonging or otherwise appertaining, unto the said Joseph D. Wallace
and wife Lanthé H. Wallace
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 for-
ever 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:

Willie Willie Brown (L. S.)
Dorcas Cox Brown (L. S.)



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STATE OF ALABAMA, Jefferson COUNTY.

I, R. P. Bailey, a Notary Public in and for said County, in said State, hereby certify that Neville Willis Brown & wife Dorcas Cox Brown whose names is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand this 4 day of June, A. D., 19 62.

_____, 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, Jefferson COUNTY.

I, R. P. Bailey, a Notary Public, in and for said County, in said State, hereby certify that on the 4 day of JUNE, 19 62, came before me the within named Dorcas Cox Brown known to me (or made known to me) to be the wife of the within named Neville Willis Brown who, being examined separate and apart from the husband touching her signature to the within document 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

June STATE OF ALA. SHELBY CO., 19 62.

I CERTIFY THIS INSTRUMENT
WAS FILED ON 6-6-62

RECORDED & \$ MTG. TAX
& \$ 50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad W. Fowler
JUDGE OF PROBATE

R. P. Bailey, Notary Public

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