

6008

## 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,

That in consideration of Fifteen Hundred and no/100----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

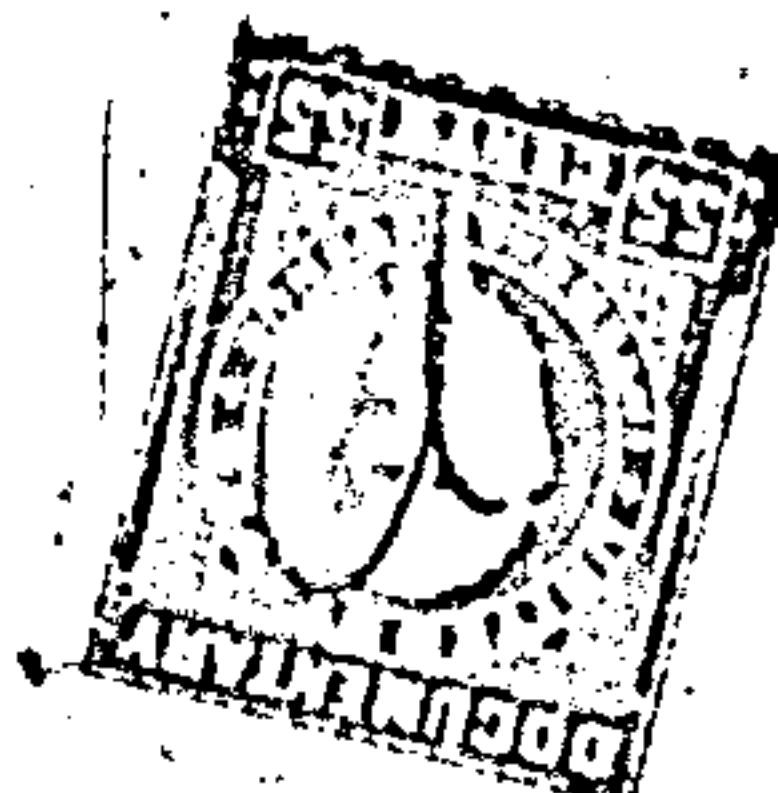
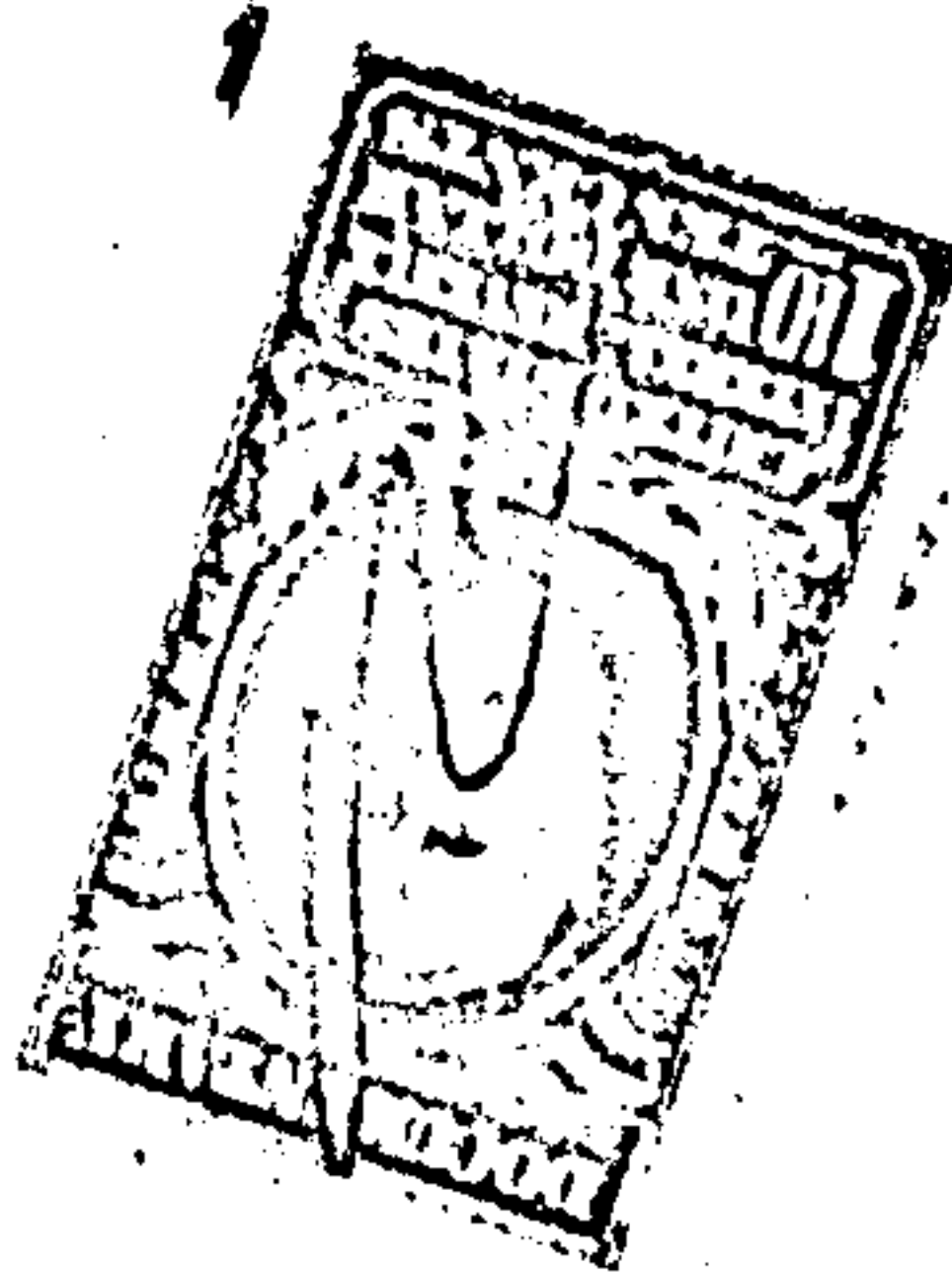
Robert S. Anderson and wife, Evie Irene Anderson

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

James A. Nix and Gladys M. Nix

(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:

A part of all that part of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 2, Township 24, Range 12 East, lying south of the Montevallo-Calera Highway and west of the Montevallo-Jemison Road, more particularly described as follows: As a point of reference begin at the southwest corner of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence easterly along the south boundary of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 87 $\frac{1}{2}$  feet to the point of beginning of the land herein conveyed; thence in a northerly direction and parallel with the west boundary of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 170 feet, more or less, along the east line of a strip heretofore conveyed to grantors herein, and to the south line of Montevallo-Caleza Highway; thence in an easterly direction along the south boundary of said Highway 87 $\frac{1}{2}$  feet; thence in a southerly direction parallel with the west boundary of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 170 feet, more or less, to the south boundary of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$ ; thence in a westerly direction along the south boundary of said SE $\frac{1}{4}$  of NW $\frac{1}{4}$  a distance of 87 $\frac{1}{2}$  feet to the point of beginning.



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, 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 GRANTEES, 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 30<sup>th</sup> day of August, 1962.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 9/1/62  
RECORDED 35 MTG. TAX  
& 5 LEE'S TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE

Robert S. Anderson  
Robert S. Anderson  
Evie Irene Anderson  
Evie Irene Anderson

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha S. Jones, a Notary Public in and for said County, in said State, hereby certify that Robert S. Anderson and wife, Evie Irene Anderson 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 1<sup>st</sup> day of September, 1962.

Martha S. Jones  
Notary Public