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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 ONE DOLLAR and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Bearden and wife, Ada Bearden

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

Martin Land and wife, Ruthie Land

(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:

Commence at the NW corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, Township 20, Range 2 West; thence South along the West line of said Quarter Quarter Section a distance of 664.3 feet to the SW corner of Richard and Clara Brasher lot, which is the point of beginning of the lot herein described and conveyed; thence continue South along West line of said Quarter Quarter Section a distance of 664.3 feet, more or less, to the SW corner of said Quarter Quarter Section; thence 90 deg. 00' to the left in an Easterly direction along South boundary of said Quarter Quarter Section a distance of 196.72 feet; thence 90 deg. 00' to the left in a Northerly direction a distance of 664.3 feet, more or less, to the SE corner of said Brasher lot; thence 90 deg. 00' to the left in a Westerly direction, and along the south line of said Brasher lot a distance of 196.72 feet to the point of beginning.

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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 4th day of October, 19 62

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4-11-62
5-10-62
RECORDED & 5 MTG. TAX
DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

James Bearden
Ada Bearden

STATE OF ALABAMA

SHELBY

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Lanice Brasher

hereby certify that James Bearden and Ada Bearden, a Notary Public in and for said County, in said State,

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 4th day of October, A. D., 19 62

Lanice Brasher

Notary Public.

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