

2922

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 SEVEN THOUSAND, FIVE HUNDRED FORTY AND NO/100 (\$7540.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Felix Kendrick, a widower

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

James E. Braden and wife, Frances Jeanette Braden

(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:

The NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 8, Township 20 South, Range 1 West, Shelby County, Alabama.

Also, all that part of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 West that lies North of the paved county road and Northeast of a diagonal line running from the NW corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ in a straight line to the SE corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 8, Township 20 Range 1 West.

MINERAL AND MINING RIGHTS EXCEPTED TO ALL ABOVE LAND

There is excepted from the hereinafter covenant and warranties such portion of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 8, Township 20 South, Range 1 West which Herbert C. Seifert and Elsie Seifert may have acquired by virtue of deed from grantor herein to said Herbert C. Seifert and Elsie Seifert on February 7, 1944, recorded in the Probate Office of Shelby County, Alabama in Deed Book 118, page 61.



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, I have hereunto set my hand(s) and seal(s), this 15th day of March, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/15/63
RECORDED & S. D. TAX
& DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Felix Kendrick
(Felix Kendrick)

A. Miller

STATE OF ALABAMA

SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Felix Kendrick, a widower whose name 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 the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of March, A. D., 1963.

John C. Barclay
Notary Public.

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