

3544

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 THOUSAND and NO. 100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Avery Leon Hurt and wife Kathryn Dean Hurt

(herein referred to as grantors) do grant, bargain, sell and convey unto John R. Cannady and wife Lola G. Cannady

(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:

Lots 5 and 6 according to Capps Subdivision, Calera, Alabama, as shown by map recorded in Map Book 3 page 155 in the Probate Office of Shelby County, Alabama.



As further consideration for this conveyance, the grantees herein do hereby assume and agree to pay the balance due to Collateral Investment Company, a corporation by mortgage dated February 3, 1961 and recorded in Mortgage Book 270 at page 284 in the Office of Judge of Probate, Shelby County, Alabama which mortgage has been assigned to Franklin Society Federal Savings and Loan Association by assignment dated February 20, 1961 and recorded in Deed Book 214 at page 295 in the Office of Judge of Probate, Shelby County, Alabama.

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 19th day of April, 1963.

WITNESS:

W. W. Rabren

Avery Leon Hurt
Kathryn Dean Hurt

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/19/63
RECORDED \$ 5.00
& \$ 1.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA
SHELBY COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Avery Leon Hurt and wife Kathryn Dean Hurt 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 19th day of April, A. D., 1963.

W. W. Rabren

Notary Public.

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