

3739

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 (\$1.00) 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 Edward Pardue and Wife, Jewel J. Pardue

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

James Eugene Pardue and Wife, Ann S. Pardue

(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 1, 2, 3 and 4 in Block 90 according to J. H. Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Ala.

Subject to restrictions of record in Volume Deed Book 21, Page 360 in the Office of the Judge of Probate of Shelby County, Alabama



As a part of the consideration for this conveyance, grantees herein assume and agree to pay the balance due under that mortgage of grantors to the Birmingham Federal Savings and Loan Association in the original amount of \$12,350.00 executed April 23rd, 1963, conveying the above described property.

James E. Pardue and Jewel J. Pardue

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 23rd day of April, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/23/63
RECORDED & \$5.00 TAX
D & \$2.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

James Edward Pardue
Jewel J. Pardue

STATE OF ALABAMA

Jefferson COUNTY JUDGE OF PROBATE

General Acknowledgment

I, *James E. Pardue*, a Notary Public in and for said County, in said State, hereby certify that James Edward Pardue and Wife, Jewel J. Pardue whose name is also 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 23rd day of April, A. D. 1963.

James E. Pardue
Notary Public.

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