

3969

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 love and affection--- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Luther Fowler

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

Luther Fowler and wife, Elsie M. Fowler

(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:

Begin at the Northeast corner of Section 26, Township 21, South, Range 1 West, thence run South along Section line 264 feet to a point at back of sidewalk on North side of East College Street, being the front corner between the W.S. Lokey and Frank Norris lots; thence South 61 deg 30' West, 269 feet to a point; thence South 86 deg 30' West, 224.15 feet to a point on the West line of Main Street and three (3) feet South of the North line of West College Street; thence South 86 deg 30' West along a three foot off set line South of the North line of West College Street 143.50 feet to the East line of Imperial Spreads building; thence 80.7 feet North along Imperial Spreads East building line to the South face of Shelby County Reporter building's Southwall, said wall being a party wall, for the point of beginning; Thence West eighty-three (83) feet to the East side of a ten foot alley; thence North twenty-eight (28) feet along the East side of said alley; thence East along the face of the Reporter building's North wall, which is a party wall with the Gordon & White building, eighty-three (83) feet; thence South 28 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 9th day of May, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/11/63
RECORDED & S. MFG. TAX
& S. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Luther Fowler (Seal)
Elsie M. Fowler (Seal)

STATE OF ALABAMA

Shelby

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, Jack T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Luther Fowler and wife, Elsie M. Fowler 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 9th day of May, A. D., 1963.

Jack T. Atchison
Notary Public.
State of Alabama
At Large

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