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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 Hundred Dollars 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,
E. H. Bentley and wife, Era Bentley

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

Edwin L. Joiner and Martha B. Joiner

(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 northeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West; thence run west along the north line of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, a distance of 808.0 feet to the west line of Pine Hill Drive; thence turn an angle of 90 deg. 00 min. to the left and run along the west line of Pine Hill Drive a distance of 751.50 feet; thence turn an angle of 20 deg. 58 min. to the left and run along the west line of Pine Hill Drive a distance of 3.99 feet to the point of beginning; thence turn an angle of 110 deg. 58 min. to the right and run a distance of 264.05 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 229.0 feet; thence turn an angle of 8 deg. 37 min. to the left and run a distance of 32.20 feet; thence turn an angle of 102 deg. 16 min. to the left and run a distance of 336.67 feet to the west line of Pine Hill Drive; thence turn an angle of 90 deg. 05 min. to the left and run along the west line of Pine Hill Drive a distance of 150.51 feet to the point of beginning; situated in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West.

No dwelling costing less than \$10,000 shall be constructed on the above described premises.

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 3rd day of May, 1963

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5/13/63
RECORDED & \$... TAX
& \$... TAX HAS BEEN
PD. ON THIS INSTRUMENT.

E. H. Bentley
Era Bentley

STATE OF ALABAMA
SHELBY COUNTY

Corcoran M. Joiner
JUDGE OF PROBATE

General Acknowledgment

I, Charles Harrison, a Notary Public in and for said County, in said State, hereby certify that E. H. Bentley and wife, Era Bentley whose names 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 3rd day of May, A. D., 1963

Charles Harrison

Notary Public, Ala

State of Ala at Range

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