

4261

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 LOVE AND AFFECTION and the sum of ONE AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Julius E. Cain and wife, Carolyn B. Cain

(herein referred to as grantors) do grant, bargain, sell and convey unto Julius E. Cain and Carolyn B. Cain (husband and wife)

(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 N½ of NE¼ of Section 33, Township 20 South, Range 1 East.  
A part of the NE¼ of NW¼ of Section 33, Township 20 South, Range 1 East, described as follows: Beginning at the NE corner of said NE¼ of NW¼ and running West to the NW corner of said forty; thence South about 125 yards to a branch; thence in a Southeasterly direction along said branch to its mouth at Four Mile Creek; thence straight to the SE corner of said NE¼ of NW¼; thence North to point of beginning.  
Also 5 acres in the NE corner of the SW¼ of NE¼, being 110 yards wide East and West and 220 yards long North and South, and also the SURFACE RIGHTS to the N½ of SE¼ of NE¼ in Section 33, Township 20 South, Range 1 East.  
Also 50 acres evenly off the West side of W½ of NW¼ of Section 34, in Township 20 South, Range 1 East.

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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 27th day of May, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 2/22/63  
RECORDED & SEC. TAX  
& \$2.00 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Julius E. Cain (Seal)  
Carolyn B. Cain (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment  
JAMES M. JAMES }  
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julius E. Cain and wife, Carolyn B. Cain 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 27th day of May, A. D., 1963.

Walter C. Wacker, Jr.  
Notary Public.

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