

293 780

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 Fifty 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,

C. O. Foster and wife, Sadie E. Foster

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

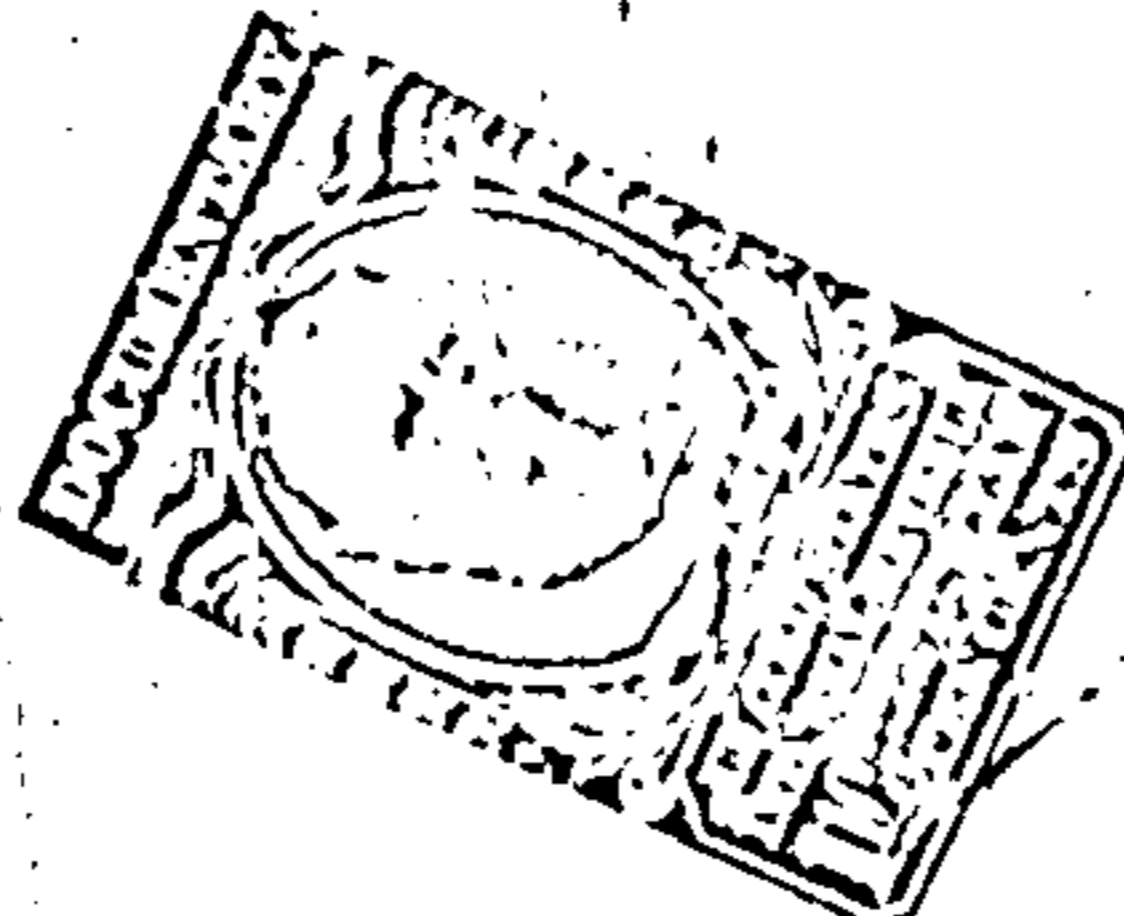
J. D. Lewis and Lois M. Lewis

(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 South ten (10) acres of uniform width off the NW 1/4 of SW 1/4 of Section 5, Township 22 South, Range 1 East, except all that portion of the lot heretofore known as the Leo and Mary E. Foster lot more particularly described in Deed Book 207 page 359 in the Probate Office of Shelby County, Alabama, a portion of said Foster lot having been carved out of said forty acres.

Commence at the southwest corner of Section 5, Township 22 South, Range 1 East and run east along the south line of said Section 5 a distance of 908.44 feet; thence turn an angle of 57 deg. 13 min. to the left and run a distance of 1013.54 feet to the lot being conveyed this day to Lois M. Lewis by the grantors herein; thence turn an angle of 90 deg. to the left and run along the southwesterly line of said Lois M. Lewis lot a distance of 420 feet to the point of beginning; thence continue in the same northwesterly direction to the south line of said NW 1/4 of SW 1/4; thence east along the south line of said forty acres to its point of intersection with the northwesterly line of said lot formerly known as Leo and Mary E. Foster lot; thence southwesterly along the northwesterly line of said Foster lot and the lot conveyed to Lois M. Lewis to the point of beginning.

Also all that portion of the SE 1/4 of SW 1/4 of Section 5, Township 22, Range 1 East lying northwest of old Montgomery Road and northeast of lot heretofore known as Leo and Mary E. Foster lot referred to above.



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 January, 1963.

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED IN 3/24/63 RECORD & S. C. TAX & \$1.00 TAX HAS BEEN PD. ON THIS INSTRUMENT.

C O Foster C. O. Foster Sadie E Foster Sadie E. Foster

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Martha B. Jones, a Notary Public in and for said County, in said State, hereby certify that C. O. Foster and wife, Sadie E. Foster 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 19th day of January, C. A. D. 1963.

Martha B. Jones Notary Public.

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