

5678

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, J. E. Ferguson, a widower

(herein referred to as grantors) do grant, bargain, sell and convey unto Wallace D. Ferguson and wife, Gale L. Ferguson

(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 NW corner of NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 5, Township 20 Range 1 West; run thence South 2 deg. 30' West a distance of 366 feet; thence turn an angle of 89 deg. to the left and run thence Easterly 900 feet; thence turn an angle of 89 deg. to the right and run thence Southerly 764 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 89 deg. to the left and run thence Easterly a distance of 420 feet; thence turn an angle of 89 deg. to the right and run thence Southerly a distance of 190 feet; thence turn an angle of 91 deg. to the right and run thence Westerly a distance of 268 feet to the East right of way line of the Chelsea-Simsville Highway; thence turn an angle of 42 deg. to the right and run Northwesterly along the NE boundary of said highway right of way a distance of 268 feet to the point of beginning; containing 1.25 acres, more or less.

M

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, I have hereunto set my hand(s) and seal(s), this 20th day of May, 1963

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM
8-12-1963
RECORDED & \$ MTG. TAX
& \$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

J. E. Ferguson (Seal)
(J. E. Ferguson)

(Seal)

(Seal)

Conrad M. Fowler

STATE OF ALABAMA }
SHELBY COUNTY } JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. E. Ferguson, a widower whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of May, A. D., 19 63.

Notary Public.

226 PAGE 605