

5929

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE

St. Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.



DOLLARS

That in consideration of Ten Thousand (\$10,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Samuel C. Robinson and wife, Mary R. Robinson**

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

Elder W. Smith and wife, Mildred Jo Smith

(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 SW corner of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 21 South, Range 3 West, thence run North along the West line of said 40 a distance of 250 feet to Smokey Road; thence continue North and across said road to the North right of way line of said road; thence run in an Easterly direction along the North right of way line of said road a distance of 670 feet to the SW corner of Posey property; thence North to the North line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, which is the point of beginning of the property herein described; thence run in a Westerly direction 210 feet, along said 40 line; thence run in a Southerly direction a distance of 160 feet, said line being parallel to the East line of the lot herein described; thence run in an Easterly direction a distance of 210 feet to the East line of said lot; thence run in a Northerly direction a distance of 160 feet, to the point of beginning of the property herein described. Together with an easement for a roadway over and across the following described property: Begin at the southeast corner of the above described property and go south to the north right of way line of Smokey Road; thence west along the north right of way line of Smokey Road for 30 feet; thence North and parallel to the first call herein to the south line of the property hereinabove described; thence along said south line 30 feet to the point of beginning.

Grantees has the right to the use of water now on the above described property but the Grantors do not warrant a continual flow of water. Grantees agree to pay a minimum of \$3.50 per month to the Grantors for the use of the water.

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 16 day of August, 1963.

WITNESS

W. Butler

Mary R. Robinson

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/10/63
8/24/63
RECORDED & \$ 4.00 MTG. TAX
& \$ 10.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Samuel C. Robinson (Seal)
Samuel C. Robinson

Mary R. Robinson (Seal)
Mary R. Robinson

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

Conrad M. Dambore
General Acknowledgment
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Samuel C. Robinson and wife, Mary R. Robinson** 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 16 day of August, 1963.

Frances H. Butler
Notary Public.

Notary Public.

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