

5931

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 FOUR THOUSAND, FIVE HUNDRED and 10/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

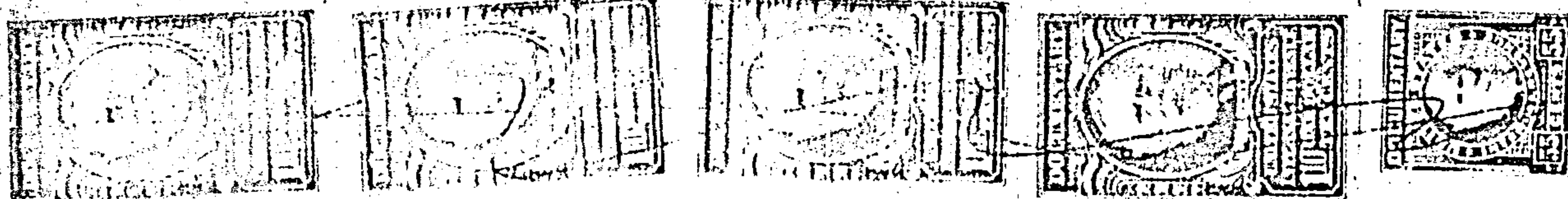
W. B. CASEWELL and wife, CLARA G. CASEWELL
(herein referred to as grantors) do grant, bargain, sell and convey unto

LEIS B. GERALD and wife, BERTIE HAZEL GERALD
(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:

A part of the Southeast diagonal $\frac{1}{2}$ of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 16 and a part of the Southwest diagonal $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 15, all in Township 19 South, Range 2 West, more particularly described as follows: Begin at the Southeast corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 16; thence in a Northerly direction along the forty line 250 feet to the point of beginning of a tract of land herein described; thence turn an angle of 88 degrees, 30 minutes to the left and run Westerly direction 268.47 feet to point of intersection with Southeast boundary of a County road right of way; thence turning an angle of 150 degrees, 16 minutes and 24 seconds to the right and run in a Northeasterly direction along said right of way 688.0 feet; thence turning an angle of 90 degrees, 00 minutes to the right and run in a Southeasterly direction 394.80 feet; thence turning an angle of 113 degrees, 57 minutes, 06 seconds to the right and run in a Westerly direction 519.88 feet to point of beginning, containing 3.061 acres more or less.

Minerals and mining rights excepted.

Subject to: Title to minerals underlying caption property with mining rights and privileges thereto belonging; Transmission line permits to Alabama Power Company dated 24th January 1956 and recorded in Deed Book 179, Page 370 and dated 16th May 1947 and recorded in Deed Book 129, Page 561 in the Probate Office of Shelby County, Alabama.



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 August, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11/24/63
RECORDED & 24 MTG. TAX
& 8 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

W. B. Casewell
(W. B. Casewell)

Clara G. Casewell
(Clara G. Casewell)

STATE OF ALABAMA

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. B. Casewell and wife, Clara G. Casewell whose name s are 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 August, A. D., 1963.

Margaret Scruggs
Notary Public.

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