

6181

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 EIGHTY-FIVE HUNDRED AND NO/100 (\$8500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C. R. Falkner and wife, Pearl Falkner

(herein referred to as grantors) do grant, bargain, sell and convey unto Andy Caldwell Walton and wife, Lexie Mae Walton

(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 the NW 1/4 of the NW 1/4 of Sec. 32, Township 21 South, Range 1 West; thence run West along the South line of said 1/4 1/4 Section a distance of 422.80 feet to a point on the South line of the NW 1/4 of the NW 1/4 and a projected tangent of the Southern Railroad centerline; thence turn an angle of 50 deg. 00' to the left and run in a line with and along the center line of the Southern Railroad a distance of 1399.40 feet; thence turn an angle of 141 deg. 57' to the right and run a distance of 79.14 feet to the SE right of way line of the Southern Railroad and the West margin of a County (gravel) road, and the point of beginning; thence continue in the same direction, along the West margin of said road a distance of 366.82 feet; thence turn an angle of 2 deg. 20' to the left and run along the West margin of said road a distance of 338.47 feet to the center line of drainage ditch; thence turn an angle of 138 deg. 27' to the right and run along the center line of said ditch a distance of 297.45 feet; thence turn an angle of 19 deg. 30' to the right and run along the center line of said ditch a distance of 170.04 feet to the SE right of way line of the Southern Railroad; thence turn an angle of 62 deg. 26' to the right and run along the SE right of way line of the Southern Railroad a distance of 426.36 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4 of Section 32, Township 21 South, Range 1 West, 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 9th day of September, 1963.

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 1:30 PM 9-9-1963 RECORDED & \$... MTG. TAX & \$8.50 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT.

C. R. Falkner (Seal) Pearl Falkner (Seal)

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STATE OF ALABAMA SHELBY COUNTY M. Faulkner JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. R. Falkner and wife, Pearl Falkner 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 9th day of September, A. D., 1963.

Louise Brasher Notary Public

