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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 One 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 Carl Hoffman and Claudine F. Hoffman

(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 southwest corner of SW 1/4 of SW 1/4 of Section 5, Township 22 South, Range 1 East and run east along the south line of said forty a distance of 908.44 feet to the westerly right of way line of Shelby County Highway 61, formerly known as the Montgomery Road; thence turn an angle of 57 deg. 13 min. to the left and run northeasterly a distance of 365 feet to the north line of a proposed 30 foot roadway; and being the southmost corner of a lot being this day conveyed to Thelma C. Foster and Marzell Foster; thence turn an angle of 90 degrees to the left and run NW along the southerly line of said Foster lot 210 feet to the point of beginning of the lot herein conveyed; thence continue in a northwesterly direction 210 feet; thence turn an angle of 90 degrees to the right and run 210 feet; thence turn an angle of 90 degrees to the right and run 210 feet; thence turn an angle of 90 degrees to the right and run southwesterly 210 feet to the point of beginning; together with the right of ingress and egress along that certain proposed right of way or roadway to be 30 feet in width lying adjacent to and southwest of the above described lot to the point of intersection of said roadway with Shelby County Highway 61.

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 25th day of September, 1963

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 9/28/63 1963 RECORDED & \$... MTG. TAX & \$... DEED TAX HAS BEEN PD. ON THIS INSTRUMENT.

C O Foster (Seal) C. O. Foster Sadie E. Foster (Seal) Sadie E. Foster (Seal)

STATE OF ALABAMA

Shelby COUNTY

Martha B. James JUDGE OF PROBATE General Acknowledgment

I, Martha B. James, 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 28th day of September, A. D., 1963

Martha B. James Notary Public.

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