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

STATE OF ALABAMA }
Shelby COUNTY }

02564

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

Thelman C. Foster and Marzell Foster

(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 $\frac{1}{4}$ of SW $\frac{1}{4}$ 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 north-easterly a distance of 365 feet to the point of beginning of the lot herein conveyed; thence continue northeasterly along the right of way line of said Highway a distance of 270 feet; thence turn an angle of 90 degrees to the left and run northwest 210 feet; thence turn an angle of 90 deg. to the left and run southerly 270 feet to the northerly line of a proposed 30 foot right of way, ^{of road} thence turn an angle of 90 deg. to the left and run ^{southeast} along said proposed ^{road} right of way 210 feet to the point of beginning;

together with the right of ingress and egress to and from and along that certain proposed road right of way to be 30 feet in width lying adjacent to and southwest of the above described lot.

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 28th day of September, 1963

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8th 1963
9/28
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

Conrad N. Jaimes (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Martha B. Jaimes, 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. Jaimes
Notary Public

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