

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

STATE OF ALABAMA }  
SHELBY COUNTY }

289

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, Jimmie M. Humphrey and Nettie Belle Humphrey

(herein referred to as grantors) do grant, bargain, sell and convey unto Jimmie M. Humphrey and Nettie Belle Humphrey

(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:

Beginning at the NW corner of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 22, Township 21, Range 1 West and run thence easterly along the north boundary of said quarter-quarter section to a branch; thence southwesterly down said branch to its intersection with the west boundary of said quarter-quarter section and at which said point a private road crosses said branch and quarter-quarter section line; thence northorly along the east margin of said private road to its intersection with the north boundary of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 22; thence easterly along the north boundary of said quarter-quarter section to the point of beginning.

Also commence at the southeast corner of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 22, Township 21, Range 1 West and run west along the south line of said forty 210 feet to the point of beginning of the land herein conveyed; thence continue west along the south line of said forty a distance of 225 feet; thence run north and parallel with the east line of said forty 1320 feet, more or less, to the north boundary of said forty; thence east along the north line of said forty 225 feet; thence south and parallel with the east line of said forty 1320 feet, more or less, to the point of beginning.

Also the easement over land of Louise G. Sarron as described in deed from Louise G. Sarron to Jimmie M. Humphrey and Nettie B. Humphrey, dated August 23, 1958 and recorded in the Probate Office of Shelby County, Alabama, in Deed Book 195 page 42.

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 14<sup>th</sup> day of October, 1963

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON  
10/14/63  
RECORDED & \$ MITG. TAX  
& \$ SEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
C. J. JAMES  
CLERK OF PROBATE

Jimmie M. Humphrey (Seal)  
Nettie B. Humphrey (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Jimmie M. Humphrey and wife, Nettie B. Humphrey whose name s 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 14<sup>th</sup> day of October, A. D. 1963

Martha B. Joiner  
Notary Public.

BOOK 227 PAGE 532