

409

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 \$1.00 and the love and affection we have for the grantees ~~---DOLLARS~~ to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Erwin R. L. Ball and wife, Odell Ball

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry Wayne Ball and Edna Frances Ball

(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:

Begin at the southeast corner of S $\frac{1}{2}$ of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 11, Township 18, Range 1 East and run west along the south line of said twenty acres 400 feet; thence north and parallel with the east line of said 20 acres 200 feet; thence east and parallel with the south line of said 20 acres 400 feet to the east line of same; thence south along said east line 200 feet to the point of beginning.

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 October, 1963

WITNESS:

Erwin R. L. Ball (Seal)
Odell Ball (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/19/63
RECORDED & INDEXED
& \$20.00 MTG. TAX
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA

SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Erwin R. L. Ball and wife, Odell Ball whose name is 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 October

Martha B. Joiner
Notary Public.

227 647