

681

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 Love and Affection for my father and mother and One and No/100's DOLLARS(\$1.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles L. Cook and wife, Frances G. Cook,

(herein referred to as grantors) do grant, bargain, sell and convey unto Charles A. Cook and wife, Irene Mae Cook,

(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:

A part of the Northwest fourth of the Southwest fourth of Section 15, Township 20, Range 3 West, same being a part of Lot 4, in Block 4 in the Town of Helena, Shelby County, Alabama, according to map and survey made by Joseph Squire, and bounded as follows: Commence at a point on the west edge of Second Street, said point being 150 feet South 1 deg. 30 min. West (at or near 3 deg. 20 min. variation) from the Northeast corner of Block 4; thence Southerly along the East edge of Block 4, 50 feet; thence Westerly along dividing line between Lots 4 and 5, 150 feet; thence Northerly 50 feet to the North line of Lot 4; thence Easterly along the dividing line between Lots 3 and 4, 150 feet to point of beginning. Mineral rights excepted, and being the same property conveyed by W. A. Murphy and wife, Virginia B. Murphy, to Charles L. Cook on June 23, 1947, as shown by deed recorded in Deed Book 128, page 248, Office of the Judge of Probate of 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 31st day of Oct., 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/1/63
RECORDED & MTG. TAX
& S. D. TAX HAS BEEN
PD. ON THIS INSTRUMENT.
JUDGE OF PROBATE

Charles L. Cook (Seal)
Charles L. Cook
Frances G. Cook (Seal)
Frances G. Cook (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, David E. Evans, a Notary Public in and for said County, in said State, hereby certify that Charles L. Cook and wife, Frances G. Cook, 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 31st day of Oct., A. D., 1963.

David E. Evans
Notary Public.

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