

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 --- Two Thousand Five Hundred (\$2,500.00) ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

R. B. Jones and wife, Jessie T. Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto Dan Curren and wife, Bertha Schaffner Curren,

(herein referred to as GRANTEEES) 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 ~~NE~~ of NW_{1/4} of Sec. 7, Tp 20S, R3 W. Shelby County, Alabama to-wit:

Begin at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 7, Township 20 South, Range 3 West; from said point of beginning run South along the West Line of said Quarter-Quarter Section a distance of 768.94 feet to the Northwesterly right of way of a County Highway; thence turn an angle to the Left of 136 degrees 59 minutes and run along said right of way in a Northeasterly direction 470.94 feet; thence turn an angle to the Left of 82 degrees 58 minutes and run in a Northwesterly direction 501.00 feet to the point of beginning containing 3.1 acres and designated as Plot "B" according to the map and survey of J. E. Meadows, Registered Land Surveyor No. 2263, April 27, 1963.

NOTE: It is understood and agreed by the parties hereto that the land herein conveyed is to be used for residential purposes only and that no dwelling shall be constructed with less than 1000 square feet heated area and according to F. H. A. Specifications.



TO HAVE AND TO HOLD to the said GRANTEEES 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 ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that ~~we~~ (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 GRANTEEES, 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 6th day of November, 1963.

WITNESS:

*Wm. C. Smithson**R. B. Jones*

(Seal)

Jessie T. Jones

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY }

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 PM
RECORDED & S. MTG. TAX
& S. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

General Acknowledgment

I, *Wm. C. Smithson*, a Notary Public in and for said County, in said State, hereby certify that *R. B. Jones and wife, Jessie T. Jones* are each ~~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 each* executed the same voluntarily on the day the same bears date. *of office/* 6th day of November, 1963.

Given under my hand and official seal this 6th day of November, 1963.

A. D., 1963.

Notary Public.