

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 FIFTEEN HUNDRED AND NO/100 DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. D. Falkner and wife, Lorene Falkner; W. T. Bradley and wife, Helen Bradley

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

Dan Milton Cosby and wife, Elizabeth Beavers Cosby

(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 monument marking the NE corner of SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 24, Township 21 South, Range 1 West, as surveyed by Frank W. Wheeler; thence run South 89 deg. 00' West along North line of said Quarter Quarter Section a distance of 1016.4 feet to the NW corner of Henry Moon lot, which is marked by an iron pin; thence turn an angle of 90 deg. to the left and run thence 528 feet to the point of beginning of the lot herein described and conveyed; and which said point is marked by an iron pin; thence continue Southerly in the same direction 132 feet to a point marked by an iron pin; thence turn an angle of 90 deg. to the right and run thence Westerly 166.7 feet to the East boundary of a street; thence Northerly along East boundary of said street to a point measured at right angle from the beginning point, which said point is marked by an iron pin; thence turn an angle of 90 deg. to the right and run thence Easterly 150 feet to point of beginning.

As a part of the consideration hereof, grantees assume and agree to pay the municipal assessments of the City of Columbiana, now existing on said property.



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 10th day of October, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED OCT 11 1963  
RECORDED & INDEXED  
TO TAX HAS BEEN  
FILED IN THE INSTRUMENT.

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. D. Falkner and Lorene Falkner; W. T. Bradley and Helen Bradley 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 10th day of October, A. D., 19 63.

Lance Brasher  
Notary Public.