

1483

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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 One Hundred Dollars and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy Jack Holcombe and wife, Helen Holcombe; and J. D. Holcombe and wife, Cora Lee Holcombe (herein referred to as grantors) do grant, bargain, sell and convey unto

Charles S. Neilson, Sr. and Bessie May Neilson

(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:

From the southeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 3 West, run northerly along the east boundary line of the said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 32 for 200.18 feet; thence turn an angle of 92 deg. 10 min. to the left and run southwesterly for 189.53 feet; thence turn an angle of 05 deg. 43 min. to the left and run southwesterly 157.08 feet to the point of beginning of the land herein described; thence turn an angle of 94 deg. 08 min. 20 sec. to the right and run northwesterly for 609.90 feet; thence turn an angle of 88 deg. 15 min. 20 sec. to the left and run westerly for 126.0 feet; thence turn an angle of 88 deg. 00 min. to the left and run southerly for 464.38 feet; thence turn an angle of 21 deg. 41 min. to the left and run southeasterly for 165.57 feet; thence turn an angle of 76 deg. 12 min. to the left and run northeasterly 105.0 feet, more or less, to the point of beginning. This land being a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32, Township 20 South, Range 3 West, and being 1.96 acres, more or less.

together with the full and free right of access to the grantees herein, their successors and assigns over and along that certain 30 foot roadway being constructed along the west side of the above described land, which roadway leads to the Cedar Grove Mine public road.

The above property shall only be used for residential purposes and no dwelling house shall be constructed thereon having less than 900 square feet of floor space, excluding outside porches. Said property shall not be used for permanent house trailer parking, except that a trailer may be parked thereon by the owners for not more than six months while a dwelling house is being constructed thereon.

The above shall be covenants running with the land and shall bind the grantees, their successors and assigns.



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 27th day of November, 1963

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED IN 1483
RECORDED & S. MTG. TAX
& S. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Billy Jack Holcombe (Seal)
Helen Holcombe (Seal)
J. D. Holcombe (Seal)
Cora Lee Holcombe (Seal)

STATE OF ALABAMA

SHELBY COUNTY

Charles S. Neilson, Sr.
JUDGE OF PROBATE

General Acknowledgment

I, Floetta B. Barton, a Notary Public in and for said County, in said State, hereby certify that Billy Jack Holcombe and wife, Helen Holcombe; and J. D. Holcombe and wife, Cora Lee Holcombe 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 27th day of November

Floetta B. Barton
Notary Public

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