

1517

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 DOLLAR & other good & valuable consideration hereinafter stated DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Laura Mack Fulton and husband, H. R. Fulton

(herein referred to as grantors) do grant, bargain, sell and convey unto Mack Warren and wife, Cynthia Fulton Warren

(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 SE corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Sec. 17, Township 21 South, Range 2 West; thence run West along the south line of SW $\frac{1}{4}$  of NE $\frac{1}{4}$  a distance of 165.25 feet; thence turn an angle of 91 deg. 55' to right and run a distance of 231.41 feet to the point of beginning; thence continue in the same direction a distance of 390.59 feet to the south right of way line of Alabama Highway No. 70; thence turn an angle of 79 deg. 12' to the right and run a distance of 40.16 feet to the P.C. of a curve, Highway Station No. 55+02.9; thence turn an angle of 3 deg. 36' to the right and run along the cord of a curve a distance of 206.18 feet to a point on a curve; thence turn an angle of 8 deg. 54' 30" to the right and run along the cord of a curve, a distance of 186.80 feet to a point on a curve; thence turn an angle of 88 deg. 17' 30" to the right and run a distance of 376.86 feet; thence turn an angle of 80 deg. 25' 30" to the right and run a distance of 203.22 feet; thence turn an angle of 7 deg. 39' 30" to the right and run a distance of 230.50 feet to point of beginning, situated in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, and containing 3.96 acres.  
EXCEPTED FROM ABOVE all lime rock in, upon, above and below the above lands, with mining or quarrying rights and privileges.

As a part of the consideration hereof, grantees assume and agree to pay as the same shall be come due, the unpaid balance on that certain mortgage from grantors herein to Birmingham Federal Savings & Loan Association dated July 1, 1963, recorded in the probate Office of Shelby County, Alabama in Mortgage Book 283, page 363.

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 30th day of November, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED  
12/12/63  
RECORDED  
850  
PD. ON THIS INSTRUMENT.

Laura Mack Fulton (Seal)  
(Laura Mack Fulton)  
H. R. Fulton (Seal)  
(H. R. Fulton)  
(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment  
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Mack Fulton and husband, H. R. Fulton 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 30th day of November, A. D., 1963.

Notary Public.

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