

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

1803
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Other Valuable Considerations and One Dollar----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John C. Boyles and wife, Dorothy Mae Boyles
(herein referred to as grantors) do grant, bargain, sell and convey unto

John C. Boyles and wife, Dorothy Mae Boyles

(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:

Commencing at the Southeast corner of the Southwest Quarter of Southwest Quarter of Section 11, Township 18 South, Range 1 East and run thence in a northerly direction along the East line of said Southwest Quarter of Southwest Quarter to its intersection with the Howard settlement public road; run thence in a southwesterly direction along said Howard settlement road 210 feet to point of beginning of the lot herein conveyed; continue thence along said Howard settlement road 210 feet; run thence southerly and parallel with the East boundary of said southwest quarter of Southwest quarter 210 feet run thence East 210 feet; run thence in a northerly direction to point of beginning. This conveyance is executed in order to insure that the grantees hold a survivorship title to the property described above, which was formerly conveyed to said grantees by C. C. Champion and wife Hattie Champion on September 27, 1952, as shown by Deed recorded in Deed Book 156 at page 238, Office of the Judge of Probate, 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 4th day of January, 1964

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1/16/64
RECORDED & \$... MTG. TAX
& ...ED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

John C. Boyles (Seal)
Dorothy Boyles (Seal)

STATE OF ALABAMA
SHELBY COUNTY

Oliver F. Head
JUDGE OF PROBATE
General Acknowledgment

I, Oliver F. Head, a Notary Public in and for said County, in said State, hereby certify that John C. Boyles and wife Dorothy Mae Boyles whose name & 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 4th day of January, A. D. 1964
Notary Public.

BOOK 228 PAGE 703