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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 SEVEN HUNDRED FIFTY AND NO./100 (\$750.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Alvin P. Lefkovits and wife, Dorothy Lefkovits

(herein referred to as grantors) do grant, bargain, sell and convey unto Norman Lefkovits and wife, Sonya Lefkovits

(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 a point on the West side of the West margin of North Main Street in the Town of Columbiana, Alabama, at a point being the NE corner of the lot formerly known as the W. W. Albright residence lot, which said point is further marked by the intersection of the West margin of North Main Street with the North Section line of Section 26, Township 21, Range 1 West; and run thence North along the West margin of said North Main Street a distance of 169 feet to point of beginning of the lot herein described and conveyed; and which is the point constituting the NE corner of that certain property described in deed from Alvin P. Lefkovits and wife, Dorothy Lefkovits to Norman Lefkovits and wife, Sonya Lefkovits recorded in the Probate Office of Shelby County, Alabama in Deed Book 202, page 146; from said beginning point run thence North along the West margin of said North Main Street a distance of 73 feet to a point; thence West 420 feet, more or less, to an alley; thence run South along the East boundary of said alley a distance of 73 feet to the NW corner of said property described in the Probate Office of Shelby County, Alabama in Deed Book 202, page 146; thence East along the North boundary of said last described property 420 feet, more or less, to point of beginning.



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 7 day of January, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON 1/7/64
RECORDED & PAYING INTG. TAX & STATE TAX HAS BEEN PD. ON THIS INSTRUMENT.

(Alvin P. Lefkovits) (Seal)
(Dorothy Lefkovits) (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 Alvin P. Lefkovits and Dorothy Lefkovits 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 7 day of January, A. D. 1964.

(Notary Signature)
Notary Public.

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