

1435

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 FOUR THOUSAND, FIVE HUNDRED and NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **WALTER J. MORGAN, JR. and wife, HELEN D. MORGAN**

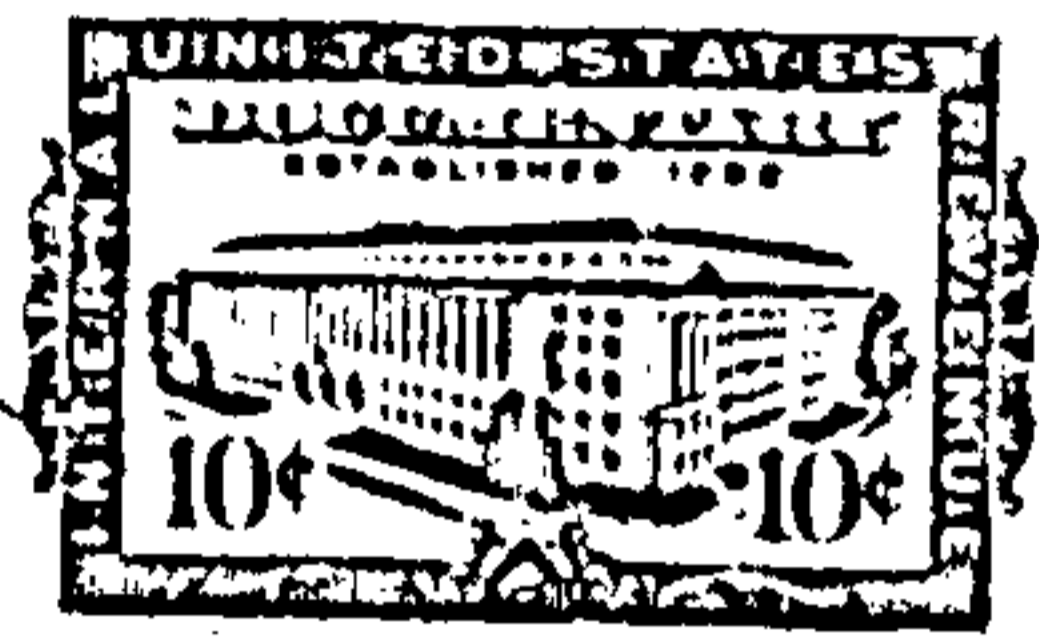
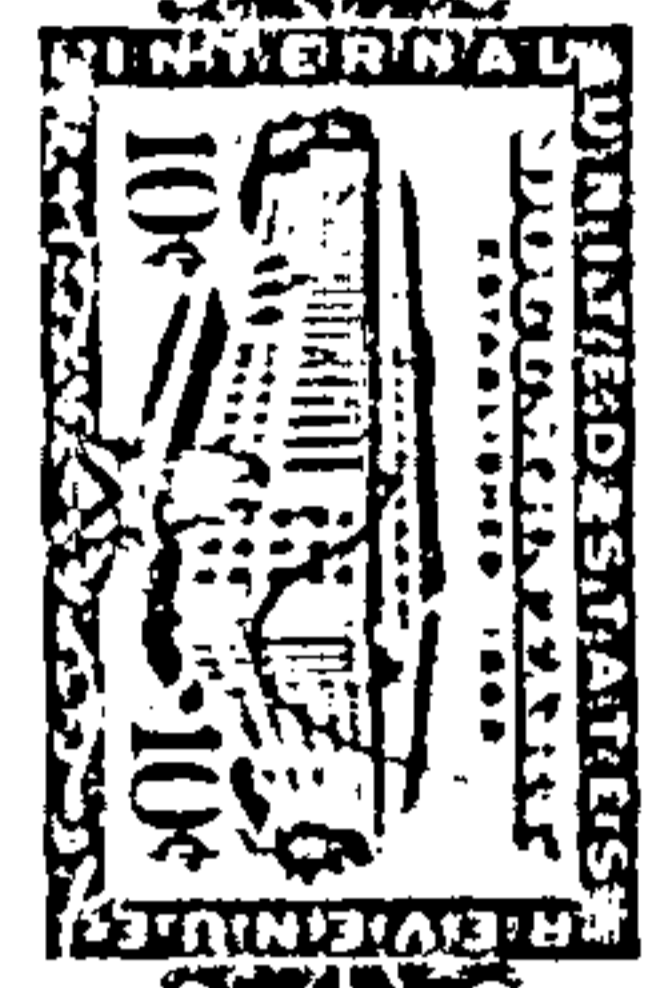
(herein referred to as grantors) do grant, bargain, sell and convey unto

**EWELL S. ROBINSON and wife, MELVINIA D. ROBINSON**

(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:

Lot 1, in Block 1, according to the Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama.

Subject to: Line permits to Alabama Power Company as recorded in the Probate Office of Shelby County, Alabama, in Deed Book 176, Pages 73, 71 and 75; and in Deed Book 198, Page 491; Restrictions and limitations as to the use of the property as shown by instrument recorded in Deed Book 195, Page 467, and amendment to restrictions dated February 26, 1963, and recorded in Deed Book 224, Page 436, in the said Probate Office; Right of Way deed to Shelby County, dated January 8, 1958, and recorded in Deed Book 135, Page 7, in the Probate Office of Shelby County, Alabama; Subject to set back line as shown on recorded map of said subdivision; Amendment to restrictions as shown by agreement dated October 29, 1958, and recorded in Deed Book 197, Page 20, in the Probate Office of 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 28th day of December, 1963

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 8/27/64  
RECORDED & 10/14/64 MITG. TAX  
& 10/14/64 TAX HAS BEEN  
PD ON THIS INSTRUMENT.

*Walter J. Morgan Jr.* (Seal)  
(Walter J. Morgan, Jr.)

*Helen D. Morgan* (Seal)  
(Helen D. Morgan)

*Corcoran M. Fowler*  
JUDGE OF PROBATE General Acknowledgment

STATE OF ALABAMA  
Jefferson COUNTY

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Walter J. Morgan, Jr. and wife, Helen D. Morgan whose name is 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 28th day of December, A. D., 1963

*Margaret Seruzzi*  
Notary Public.

BOOK 228 PAGE 818