

2109

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 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, A. J. Spradley, Jr., and wife Ozelene Johnson Spradley

(herein referred to as grantors) do grant, bargain, sell and convey unto
A. J. Spradley, Jr., and wife Ozelene Johnson Spradley

(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:

Part of the NW¹ of the SW¹ Sec 19 T 18 Range 2 East described as follows. Beginning at the NW corner of the A. J. Pay lot and running south along the line of the said A. J. Pay lot for two hundred and five feet (205) thence East 205 feet, thence north 205 feet thence west along the line of the M. C. Spradley lot to place of beginning also part of the NW¹ of the SW¹ sec 19 T 18 Range 2 E. Beginning thereby 30 feet southwest of the Southwest corner of block G in the town of Sterrett, Ala., on S & W RR (now C of CA). thence 72 feet in a northeast direction along the line of said block G, thence a north west direction 215 feet thence southwest direction 137 feet to Range line thence south along the range line 100 feet thence along the right of way of the C of CA Ry in a southeast direction 95 feet thence in a northeast direction 70 feet thence 70 feet to beginning corner. All of above described land except that portion sold to the C of CA Ry. containing 007 acre more or less. And being the same property heretofore conveyed on July 6, 1936 to the grantor, A. J. Spradley, Jr., as shown in Deed Book 100 at page 438 of the Office of the Judge of Probate, Shelby County, Alabama, except any portion thereof which may have been conveyed by said A. J. Spradley, Jr.

Part of Block G according to Crumes Survey of the Town of Sterrett, Alabama, as shown by Map of said Survey recorded in Deed Book 11 Page 332 in the Probate Office of Shelby County, Alabama, said parcel being more particularly described as follows: Begin at the west most corner of said Block G and run north, 45 degrees and 45 minutes east, 90 feet along the northwesterly line thereof; thence south, 44 degrees and 15 minutes east, 50 feet; thence south 45 degrees and 45 minutes west, 90 feet to the southwesterly line of said Block; thence along same north 44 degrees and 15 minutes west, 50 feet to the point of beginning; being situated in Shelby County, Alabama. Being the same property conveyed on November 6, 1953 to the grantor A. J. Spradley, Jr., by deed from A. J. Spradley, Sr., and wife Emma Spradley by deed which is presently unrecorded.

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 20 day of January, 1964

WITNESS:

STATE OF ALA. SHELBY CO. CERTIFY THIS INSTRUMENT WAS FILED IN THE OFFICE OF THE JUDGE OF PROBATE JAN 20 1964 RECORDS & TAX DEPT. PROBATE DEPT.

A. J. Spradley, Jr. (Seal)
Ozelene Johnson Spradley (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }
I, Conrad M. Fowler, Probate Judge, a Notary Public in and for said County, in said State, hereby certify that A. J. Spradley, Jr., and wife Ozelene Johnson Spradley 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 20 day of January, A. D., 1964

Conrad M. Fowler
Notary Public
Probate Judge

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