

2128

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 Thousand and no/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Leon Lilly and wife, Fannie B. Lilly  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Willie Orange Posey and wife, Helen Posey

(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 NE corner of the NE 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East, thence run South 57 deg. 17 min. West, a distance of 222.25 ft., to a point on the West R.O.W. line of Ala. Hwy. 25, and the point of beginning, thence turn an angle of 23 deg. 35 min. to the left and run along said R.O.W. line a distance of 105.00 ft., thence turn an angle of 3 deg. 17 min. to the left, and along said R.O.W. line a distance of 106.30 ft., thence turn an angle of 59 deg. 35 min. to the right and run a distance of 185.00 ft., thence turn an angle of 107. deg. 23 min. to the right and run a distance of 261.83 ft., thence turn an angle of 90 deg. 34 min. to the right and run a distance of 230.00 ft., to the point of beginning. Situated in the NE 1/4 of the SW 1/4 of Section 31, Township 20 South, Range 2 East, Shelby County, Alabama, and containing 1.06 acres, according to survey of Frank W. Wheeler, dated January 17, 1964.

The parcel of property herein conveyed is a part of the property heretofore conveyed to the grantor, Leon Lilly, by Mollie Crutchfield and others on August 17, 1954, as shown deed recorded in Deed Book 168 at page 456, Office of the Judge of Probate of Shelby County, Alabama. Said deed recorded in Deed Book 168 at page 456 erroneously designated said property to be in the NW 1/4 of SW 1/4 of Section 30, Township 20 South, Range 2 East, whereas said property actually lies in the NE 1/4 of SW 1/4 of Section 31, Township 20 South, Range 2 East, according to survey of Frank W. Wheeler dated January 17, 1964.



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 21st day of January, 19 64

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED ON 1/21/64 TO 11:24 AM TO RECORDED & STATE TAXES BEEN PD. ON THIS INSTRUMENT.

Leon Lilly (Seal)  
Fannie B. Lilly (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, Oliver P. Head a Notary Public in and for said County, in said State, hereby certify that Leon Lilly and wife, Fannie B. Lilly whose name s 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 21st day of January, A. D. 19 64  
Oliver P. Head  
Notary Public.

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