

2160

10,500.00

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 Five Hundred and no/100 Dollars and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Richard T. McGraw and wife, Lallouise F. McGraw

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

Warren G. Wright and Ann I. Wright

(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 northwest corner of Section 14, Township 19, Range 2 East and run thence east along the north line of said Section 14 a distance of 647.90 feet to the east line of Alabama Highway 25; thence turn an angle of 110 deg. 55 min. to the right and run in a southerly direction along the east right of way of said Highway a distance of 194.94 feet to the northwest corner of McGraw Brothers building, being the point of beginning of the lot herein described; thence turn an angle of 90 deg. to the left and run easterly 152.19 feet to the center line of a ditch; thence turn an angle of 52 deg. 53 min. to the right and run along the center of said ditch in a southerly direction 105.75 feet; turn thence an angle of 71 deg. 20 min. to the right and run southwesterly 65.40 feet; thence turn an angle of 90 deg. to the right and run northwesterly 95.14 feet; thence turn an angle of 55 deg. and 47 min. to the right and run northerly 35.71 feet to the southeast corner of McGraw Brothers building; thence turn an angle of 90 deg. to the left and run westerly along the south line of said building a distance of 100 feet to the southwest corner of same; thence turn an angle of 90 deg. to the right and run northerly to the point of beginning, according to survey of Frank Wheeler, C.E. Except easement for gas line as recorded in Deed Book 199 page 229 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 22nd day of January, 1964

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THAT THIS DEED
WAS FILED ON 1/22/64
RECORDED & INDEXED
& PAID TAX
PD. ON THIS INSTRUMENT.

Richard T. McGraw (Seal)
Lallouise F. McGraw (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Richard T. McGraw and wife, Lallouise F. McGraw 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 22nd day of January, A. D., 1964.

Martha B. Joiner
Notary Public.

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