

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

2507

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Alvin M. Kirkland and wife Emogene Kirkland

(herein referred to as grantors) do grant, bargain, sell and convey unto Alvin M. Kirkland and wife Emogene Kirkland

(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:

The NW¹/₄ of the SW¹/₄, Section 32, Township 21 South, Range 1 East, except a strip of land one acre wide extending from East to West on the South side of the above described quarter-quarter section, containing 33 1/3 acres, more or less.

The E¹/₂ of the NW¹/₄, Section 32, Township 21 South, Range 1 East, except that part conveyed to Gladys Blackwell and husband Ollis Maxwell Blackwell, Jr. and her son Max Alvin Blackwell, by deed dated February 12, 1964 and recorded in Deed Book 229 at page 306 in the Probate Office of Shelby County, Alabama.

This deed is executed by the parties for the express purpose of creating a joint tenancy, with right of survivorship.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED
RECORDED & INDEXED
TAX HAS BEEN
PAID ON THIS INSTRUMENT.
FEB 12 1964
NOTARY PUBLIC

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 12th day of February, 1964.

WITNESS:

W. W. Rabren

Alvin M. Kirkland
Emogene Kirkland

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Alvin M. Kirkland and wife Emogene Kirkland 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 12th day of February, A. D., 1964.

W. W. Rabren
W. W. Rabren
Notary Public.

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