

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

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other valuable considerations hereinafter noted to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles H. Raines and wife, Mildred Anne Raines, and George Wood and wife, Cora Mae Wood (herein referred to as grantors) do grant, bargain, sell and convey unto

M. K. Kelly and wife, Rosa B. Kelly

(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:

SW $\frac{1}{4}$ , N. W.  $\frac{1}{4}$ , Section 27, Township 19 South, Range 2 East. Commence, at the S.E. corner of the above said quarter-quarter section and in a westerly direction along the South line of said quarter-quarter, run a distance of 1038.52 feet, to the Point of Beginning, thence continue along the same said course for a distance of 195.67 feet; thence turn an angle of 90° to the right for a distance of 76.66 feet; thence, turn an angle of 90° to the right for a distance of 195.67 feet; thence, turn an angle of 90° to the right for a distance of 76.66 feet, to the Point of beginning.

The grantees herein, hereby assume the balance due on that certain mortgage in favor of Birmingham Federal Savings & Loan Association in the approximate amount of \$10,020.00, said mortgage being recorded in mortgage book 286 at page 381 in the Probate Office of Shelby County, Alabama. Said mortgage being recorded January 24, 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 18<sup>th</sup> day of February, 1964

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON  
2/25 1964  
RECORDED & \$50.00 INTO TAX  
& \$50.00 TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Charles H. Raines (Seal)  
Mildred Anne Raines (Seal)  
George Wood (Seal)  
Cora Mae Wood (Seal)

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, M. K. Kelly, a Notary Public in and for said County, in said State, hereby certify that Charles H. Raines and wife, Mildred Raines and George Wood and wife, Cora Mae Wood 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 18<sup>th</sup> day of February, 1964

Notary Public.

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