

3238

## 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,

Other Considerations and

That in consideration of One Dollar and no/100 (\$1.00)-----DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James T. Davis and wife, Anne K. Davis

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

James T. Davis and wife, Anne K. Davis

(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 situatedin Shelby County, Alabama to-wit:

A lot in the town of Columbiana in the SE<sup>1</sup> of NE<sup>1</sup> of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the point of intersection of the south line of East College Street and east line of Main Street and run in an easterly direction along the south margin of East College Street 119 feet, more or less, to northwest corner of lot known as Dycus Garage; thence run in a southerly direction along west line of Dycus Garage lot a distance of 67 feet to point of beginning of lot herein described; thence run south along east line of Gordon lot and along east line of J. L. Davis lot a distance of 128 feet, more or less, to north bank of a ditch; thence run east along bank of said ditch a distance of 73 feet, more or less, to west line of lot known as Dycus Residence lot; thence run north along west line of Dycus Residence lot a distance of 128 feet; thence run west a distance of 81 feet to point of beginning.

Also a right of way 18 feet wide lying east of the rock filling station building formerly owned by C. R. Tinney, now known as the Dycus Cab Building, together with all rights in connection with the same owned by the grantors herein. Subject to right of Sara Dycus Elliott and Gladys Dycus Holcomb and Mollie D. Seay, as the widow of L. P. Dycus, their successors and assigns, in their discretion to close said 18 foot right of way mentioned hereinabove, provided at the time the same is closed, there is opened an 18 foot right of way to be situated along the west line of said L. P. Dycus rock filling station lot and extending from East College Street south to the lot heretofore owned by the grantors herein.

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<sup>th</sup> day of March, 19 64.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 3/20/64  
RECORDED & SEC. TAX  
& S. DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

James T. Davis (Seal)  
Mrs. Anne K. Davis (Seal)  
(Seal)

STATE OF ALABAMA  
SHELBY

COUNTY

Comar M. Deubert  
JUDGE OF PROBATE

General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that James T. Davis and wife, Anne K. Davis 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<sup>th</sup> day of March, A. D. 19 64

Notary Public.

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