

3548

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

STATE OF ALABAMA

SHELBY COUNTY

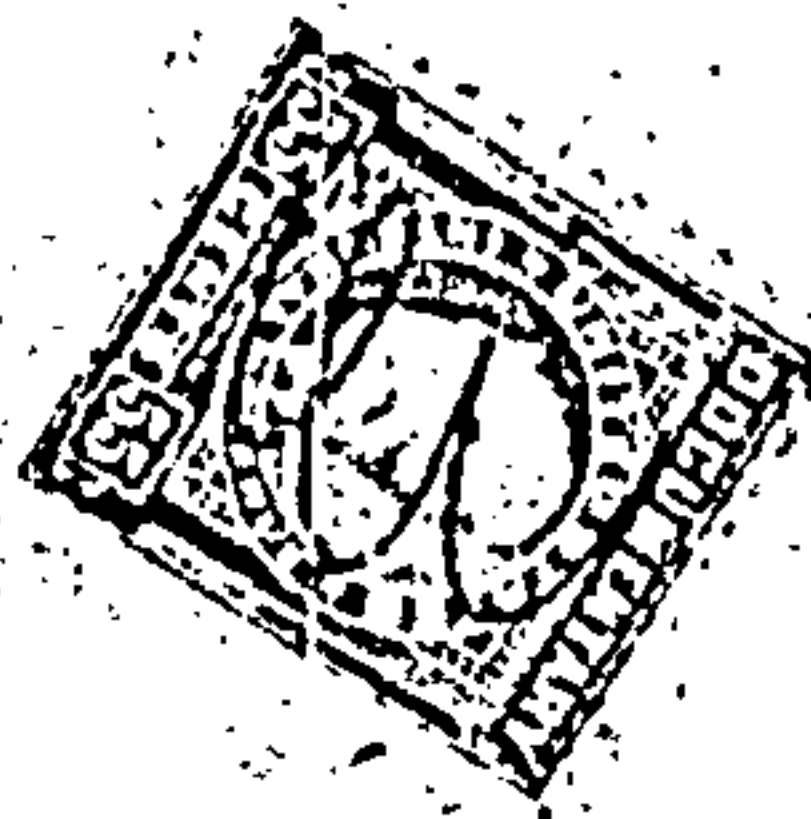
Five Hundred Dollars and other good & valuable consideration & the assumption by the grantees of unpaid balance due on mortgage from grantors to Federal Housing Commissioner dated 3/16/55, recorded, Vts. Book 237 Page 201 in PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, That in consideration of the receipt whereof is acknowledged, we, Lewis C. Franks and Kathryn S. Franks

(herein referred to as grantors) do grant, bargain, sell and convey unto Charles Oliver Tidmore and Beverley Joyce Tidmore

(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:

Lot 5, Block 2, according to map or survey of Columbiana Homes, Inc., Subdivision as the same appears of record in the Probate Office of Shelby County, Alabama, in Map Book 3 at page 82.

SUBJECT to restrictive covenants which appear of record in the Probate Office of Shelby County, Alabama, in Deed Book 143 page 258.



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 December, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/12/63
REC. & \$-MTC. TAX
PD. ON THIS INSTRUMENT.

Lewis C. Franks (Seal)
Kathryn S. Franks (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Mrs. Ellis Bentley, a Notary Public in and for said County, in and for the State of Alabama, hereby certify that Lewis C. Franks and wife, Kathryn S. Franks, 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 December, 1963.

Mrs. Ellis Bentley
Notary Public.

BOOK 230 PAGE 63