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Recd

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAWYER'S TITLE INSURANCE CORPORATION.

STATE OF ALABAMA

Shelby COUNTY, KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$1000 and other good and valuable consideration and the assumption of unpaid balance of \$5706.87 on mortgage to Shelby County Savings & Loan Assoc, dated 12/28/62, recorded in Mortgage Book 200 page 675 in Probate Office, Shelby Co. Ala. DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ralph L. Carter and wife, Robbie S. Carter

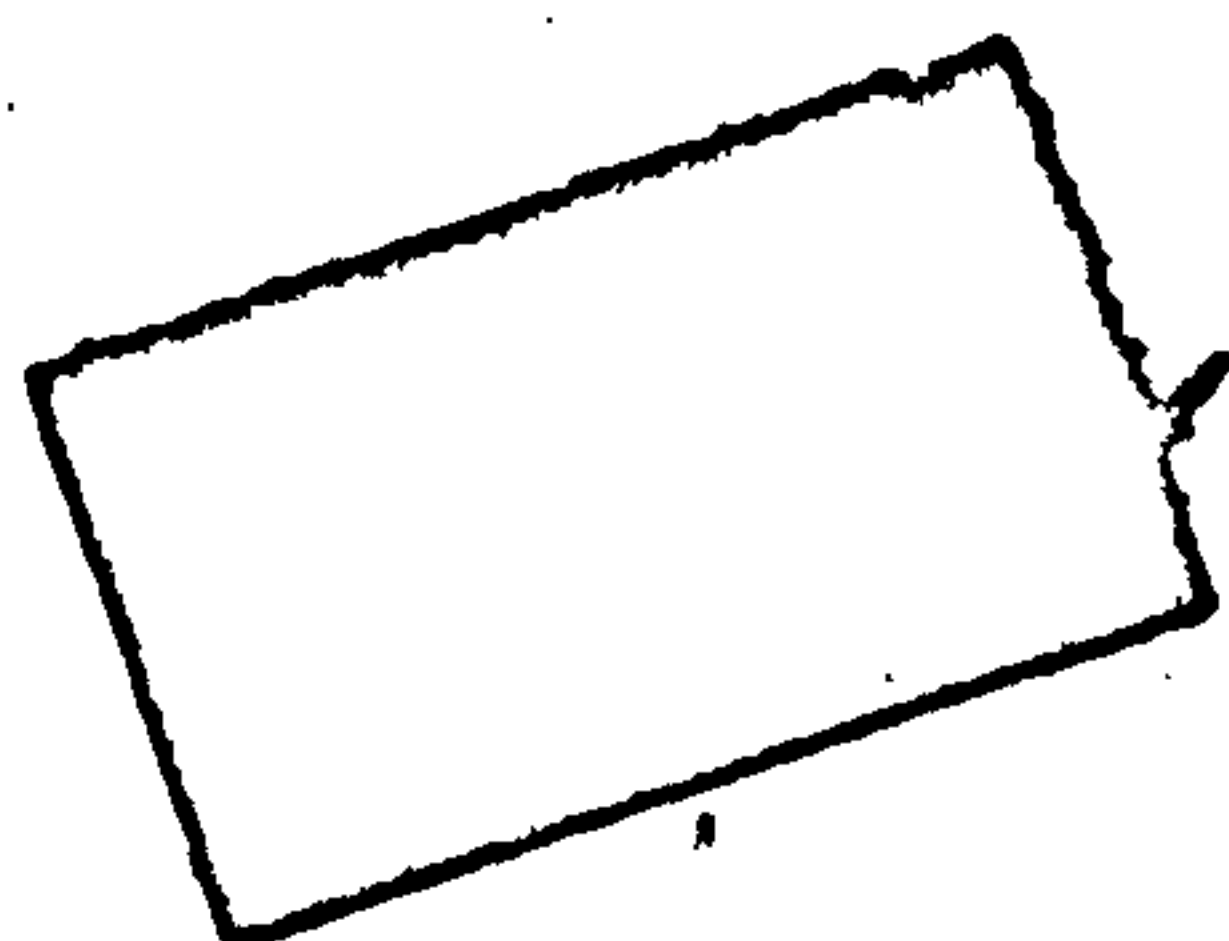
(herein referred to as grantors) do grant, bargain, sell and convey unto

L. C. Payne and Maggie L. Payne

(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:

From the northwest corner of Section 25, Township 20 South, Range 3 West, run easterly along the north boundary line of the said Section 25, Township 20 South, Range 3 West for 946.0 feet, more or less, to a point on the east right of way line of the Old U. S. 31 Highway; thence turn an angle of 74 deg. 05 min. to the right and run southeasterly along the east right of way line of said U. S. 31 Highway for 1030.0 feet; thence turn an angle of 71 deg. 40 min. to the left and run easterly for 368.65 feet to the point of beginning of the land herein described; thence turn an angle of 91 deg. 43 min. 40 sec. to the right and run southerly for 115.35 feet; thence turn an angle of 91 deg. 43 min. 40 sec. to the left and run easterly for 150 feet; thence turn an angle of 88 deg. 16 min. 20 sec. to the left and run northerly for 115.35 feet; thence turn an angle of 91 deg. 43 min. 40 sec. to the left and run westerly for 150.0 feet to point of beginning. This land being a part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West.



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 May, 1964.

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 5/12/64 RECORDED & \$2.00 MTG. TAX & \$1.00 TAX HAS BEEN PD. ON THIS INSTRUMENT. Cor: M. J. Joiner JUDGE OF PROBATE

Ralph L. Carter (Seal)
Ralph L. Carter
Robbie S. Carter (Seal)
Robbie S. Carter

STATE OF ALABAMA SHELBY COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Ralph L. Carter and wife, Robbie S. Carter whose name is set forth signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that they are informed of the contents of the conveyance they executed the same voluntarily on the day the same bore date. Given under my hand and official seal this 12th day of May, A. D., 1964.

Martha B. Joiner
Notary Public.

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