

4660

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.

That in consideration of FOURTEEN HUNDRED TWENTY-FIVE AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Burlin R. Starnes, Jr. and wife Elizabeth Starnes (herein referred to as grantors) do grant, bargain, sell and convey unto W. W. Rabren and wife Emily C. Rabren

(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:

A part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 13, Township 22 South, Range 1 East described as follows: To find the point of beginning start at the Northeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, thence South 2 deg. East along the East line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 210 feet to a point, thence at a deflection angle of 57 deg. 07 min. to the right a distance of 136.3 feet to a point, thence at a deflection angle of 18 deg. 31 min. to the left a distance of 152.5 feet to a point, thence at a deflection angle of 35 deg. 10 min. to the left a distance of 100 feet to a point, thence at a deflection angle of 11 deg. 1 min. to the right a distance of 140.2 feet to a point which is the point of beginning, thence at a deflection angle of 19 deg. 07 min. to the right, a distance of 190.8 feet to a point, thence at a deflection angle of 75 deg. 38 min. to the left a distance of 157.0 feet to a point, thence at a deflection angle of 101 deg. 24 min. to the left a distance of 273.5 feet to a point, thence at a deflection angle of 107 deg. 37 min. to the left a distance of 172.1 feet to the point of beginning.

SUBJECT to the existing flood rights of the Alabama Power Company and other easements and right-of-ways.

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 26th day of May, 1964

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5-20-64
RECORDED & \$4.00 REG. TAX
PD. ON THIS INSTRUMENT.
M. J. Joubert
JUDGE OF PROBATE

Burlin R. Starnes, Jr. (Seal)
Elizabeth Starnes (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, Hubert D. Davis, a Notary Public in and for said County, in said State, hereby certify that Burlin R. Starnes and wife Elizabeth Starnes, 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 26th day of May, A. D. 1964

Notary Public.

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