

4730

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 ONE AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

K. E. Fulton and wife, Claudie Fulton
(herein referred to as grantors) do hereby bargain, sell and convey unto

Troy A. Kestland and wife, Maurine B. Hongland
(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:

Commence at the NE corner of NE 1/4 of NE 1/4 of Section 13, Township 21, Range 3 West, and run West along Section line 144 feet to the point of beginning; thence continue along said Section line West to the right of way of the Interstate Highway No. 65; thence South and along said Highway right of way to the right of way of the L & N Railroad south bound track; thence East and along said Railroad right of way 352 feet to a point; thence run due North a distance of 465 feet to a point on the North right of way of the Saginaw Road; thence run in an Easterly direction along said North boundary of said Saginaw Road a distance of 62 feet to a point; thence run North a distance of 213 feet to the point of beginning.

This deed is given for the sole purpose of correcting the description contained in that certain deed from grantors herein to grantees herein dated August 20, 1962, and recorded in the Probate Office of Shelby County, Alabama In Deed Book 222, page 41.

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 day of June, 1964.

WITNESS:

STATE OF ALA, SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM
6-5-64
RECORDED & \$ MTG. TAX
& \$ SHERIFF TAX HAS BEEN
PD. ON THIS INSTRUMENT.

K. E. Fulton (Seal)
(K. E. Fulton)
(Claudie Fulton)
Claudie Fulton (Seal)

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that K. E. Fulton and Claudie Fulton, 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 4th day of June, A. D. 1964.

Notary Public, Alabama State at Large
My commission expires June 6, 1967
Bonded by Home Indemnity Co. of N. Y.

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