

4861

gift

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and the love and affection for my daughters and other valuable consideration.

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

EDITH MCDANIEL, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

BETTY D. MCDANIEL SCOTT AND PEGGY W. MCDANIEL BROADHEAD, as tenants in common (herein referred to as grantees, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

an undivided one-half interest in Lot 1 in Block 2, according to Thomas' Addition to the Town of Aldrich, Alabama, a map of which was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on February 23, 1944, in Map Book 3, and being also known as Dwelling House No. 13 of the Former Montevallo Coal Mining Company at Aldrich, Alabama, subject to easement for light, power and telephone lines and poles as shown on said map and also water pipes as now situated, containing 1.27 acres more or less.

It is hereby intended to convey the remainder interest that the Grantor has in and to the undivided interest of the aforesaid described property, and it is intended to convey a remainder interest in fee simple and to reserve a life estate in and to said interest in said property.

It is intended to reserve all said right, title, and control as long as the Grantor shall live.

/subject to the estate for life

TO HAVE AND TO HOLD to the said grantees, their heirs and assigns forever of the Grantor, Edith McDaniel, an unmarried woman And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th day of June, 1964.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6/11/64
RECORDED & INDEXED
PD. 50
JUDGE OF PROBATE

(SEAL) Mrs. Edith McDaniel (SEAL)

(SEAL) (SEAL)

(SEAL) (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, James H. Faulkner
in said State, hereby certify that

a Notary Public in and for said County,

Edith McDaniel, an unmarried woman

whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, A.D. 1964

James H. Faulkner
Notary Public

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