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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 TEN DOLLARS & other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert F. McLeroy and wife, Lohner F. McLeroy
(herein referred to as grantors) do grant, bargain, sell and convey unto

Frank C. Ellis, Sr. and wife, Christine Moody Ellis
(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:

An unlimited, unrestricted and perpetual right of way and easement over, along and through the hereinafter described real property for the purpose of a driveway or road to be used by grantees and their heirs, devisees and successors in interest, and by the public:

Commence at the NE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West; thence run Westerly a distance of 808 feet along the Northern boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ to the point of beginning; thence turn 90 deg. 0' to the left and run Southerly a distance of 215 feet to a point; thence turn 90 deg. 0' to the right and run Westerly a distance of 8 feet to a point; thence turn 90 deg. 0' to the right and run Northerly for a distance of 215 feet to a point on the Northern boundary of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West; thence turn 90 deg. 0' to the right and run 8 feet to the point of beginning.

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 8th day of July, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7/16/64
RECORDED & \$5.00 REG. TAX
& \$5.00 SELLER'S TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Robert F. McLeroy (Seal)
Lohner F. McLeroy (Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

NOTARY PUBLIC
OFFICE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert F. McLeroy and Lohner F. McLeroy 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 8th day of July, A. D., 1964.

Frank Ellis, Jr. Notary Public.

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