

5544

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 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,  
Richard T. McGraw and Lallouise F. McGraw

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Jimmie Wilson Partridge and Henry J. Partridge

(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:

Begin at the southeast corner of SE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of Section 34, Township 19, Range 2  
East and run west along said forty acre line 226 feet, more or less, to the  
east right of way of Florida Short Route, being U. S. Highway 280; and being  
the southmost corner of a lot owned by the grantees herein; thence run in a  
northeasterly direction and perpendicular to said Highway line and along the  
southeasterly line of said lot owned by the grantees, a distance of 150 feet;  
thence in a southeasterly direction and parallel with said Highway line 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 10  
day of July, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 7/20/64  
RECORDED & INDEXED TAX  
& SAVED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
A. Decker  
CLERK OF PROBATE

Richard T. McGraw (Seal)  
Lallouise F. McGraw (Seal)

STATE OF ALABAMA }  
Shelby COUNTY } General Acknowledgment

I, Frances E. Spates, a Notary Public in and for said County, in said State,  
hereby certify that Richard T. McGraw and wife, Lallouise F. McGraw  
whose name s 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 10 day of July, A. D., 1964  
Frances E. Spates  
Notary Public.

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My Commission  
expires June 1968