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P 133

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 EIGHTEEN THOUSAND and NO/100 - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JANET STRAUB, A Widow

(herein referred to as grantors) do grant, bargain, sell and convey unto CHARLES R. PICKER and wife, MARTHA A. PICKER

(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:

Lot No. 9 SURVEY OF MOUNTAIN VIEW LAKE COMPANY, FIRST SECTOR, Located in Section 24, Township 18 South, Range 1 West, according to Map as recorded in Map Book 3, Page 135, in the Probate Office of Shelby County, Alabama.

MINERALS and MINING RIGHTS EXCEPTED.

Subject to: Title to minerals underlying caption property with mining rights and privileges thereto belonging; Transmission line permit to Alabama Power Company recorded in Deed Book 138, Page 307, and in Deed Book 185, Page 477, in the Probate Office of Shelby County, Alabama; Restrictive covenants dated 28th of March 1955, and recorded in Deed Book 172, Page 236, in the Probate Office of Shelby County, Alabama.

Janet Straub is the surviving Grantee of that certain deed as recorded in Volume 176, Page 446, in the Probate Office of Shelby County, Alabama, the other Grantee. Karl Straub, having died on April 12, 1963.

\$14,000.00 of the purchase price recited above was paid from mortgage closed simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 17 day of July, 1964

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED IN THE PROBATE OFFICE & RECORD TAX HAS BEEN PD. ON THIS INSTRUMENT. J. J. DAWSON, JUDGE OF PROBATE

Janet Straub (Seal)  
Janet Straub (Seal)  
(Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned Janet Straub, A Widow, a Notary Public in and for said County, in said State, hereby certify that she 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 17th day of July, 1964. Charles R. M... Notary Public.

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