

6071

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 EIGHT THOUSAND, FIVE HUNDRED AND NO/100 (\$8,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Violet Joyce Bailey Powell, and husband, Alton L. Powell

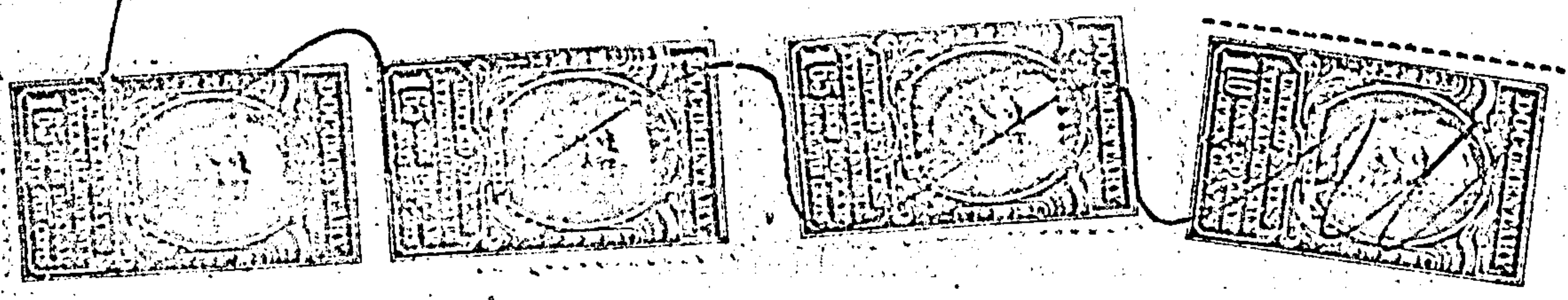
(herein referred to as grantors) do grant, bargain, sell and convey unto

Willard B. Cross and wife, Lois C. Cross

(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:

A part of the NE 1/4 of NW 1/4 of Section 36, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the NW corner of the NW 1/4 of NW 1/4 of Section 36, Township 21, Range 1 West, and run North 87 deg. East for a distance of 32 feet to a point 10 feet East of Middle of L & N Railroad Company's track; thence run South 23 deg. East along said Railroad track for a distance of 566 feet to the SW corner of the Walter E. Morrow lands, described in deed from Maggie H. Weaver and husband, T. J. Weaver to Walter E. Morrow, dated 17th March 1903 and recorded in Deed Book 27 on page 276; run thence North 90 deg. East along the South line of the said Walter E. Morrow lands for a distance of 1550 feet, more or less to the SE corner of said Morrow lands; which point is on the North side of the public road known as the Nath Mooney Road; said last named point being the point of beginning of lot hereinafter described; from said point of beginning run thence North 3 deg. West along East line of Walter Morrow lands a distance of 385 feet, more or less, to the South line of Warren lands; thence run West and parallel with the South line of Walter Morrow lands and along the South line of Warren lands a distance of 200 feet to a point; thence run South 3 deg. East a distance of 385 feet to the South line of Morrow lands; thence run East along South line of Morrow lands a distance of 200 feet to 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... hand(s) and seal(s), this 17th day of August, 1964

WITNESS:

Violet Joyce Bailey Powell (Seal)  
(Violet Joyce Bailey Powell)  
Alton L. Powell (Seal)  
(Alton L. Powell)

STATE OF ALABAMA, SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 8/19/64 RECORDED & S. & M. TAX HAS BEEN PD. ON THIS INSTRUMENT.

Conrad M. Faulkner JUDGE OF PROBATE General Acknowledgment

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Violet Joyce Bailey Powell and husband, Alton L. Powell, 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 17th day of August, A. D., 1964. Janice Greaser Notary Public.

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