

6106

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 One DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frances Martin and husband, Marble Martin

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

Frances Martin and Marble Martin

(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:

SW¹/₄ of NE¹/₄, Section 2, Township 24 Range 13 East, except N¹/₂ of N¹/₂ of SW¹/₄ of NE¹/₄ and except lot sold to Vera Lee and L. R. Martin as described in Deed Book 191 page 302.

Also the SE¹/₄ of NE¹/₄, Section 2, Township 24, Range 13 East except the east 666 feet north of L & N Railroad, which belongs to R. M. Burrage and excepting that part of Blocks 238 and 239 according to Dunstan's map of Calera that lies within said quarter-quarter section. Also excepting easement and highway right of way as described in Deed Book 197 page 259; also excepting railroad right of way.

It is our intention to convey our homeplace whether correctly described hereinabove or not.

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 19th day of August, 1964

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/19/64
RECORDED & INDEXED
& \$3.00 TAX PAID
PD. ON THIS INSTRUMENT.

Frances Martin (Seal)
Frances Martin

Marble Martin (Seal)
Marble Martin

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Martha B. Jones, a Notary Public in and for said County, in said State, hereby certify that Frances Martin and husband, Marble Martin whose name is also 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 19th day of August, A. D., 1964

Martha B. Jones
Notary Public.

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