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P549

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 other consideration and Ten and No/100's DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Durward C. Curl and wife, Katie L. Curl

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

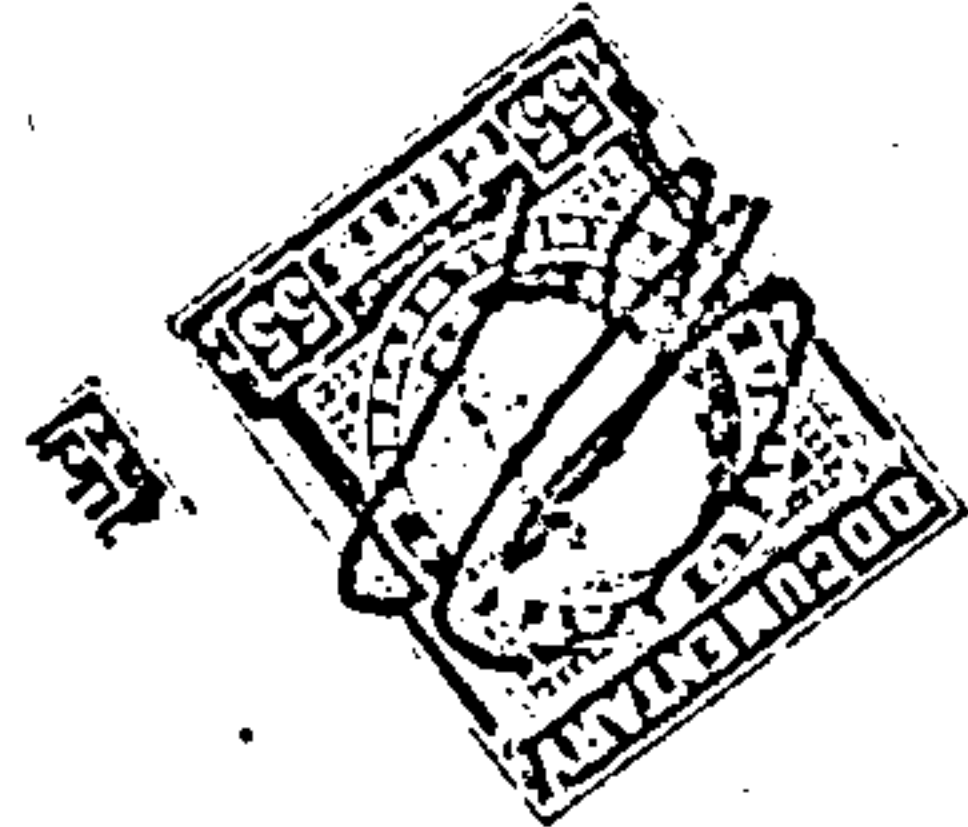
Charlie Filato and wife, Nellie Filato,

(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:

Commence at the southeast corner of E₂ of SE₁ of SE₁, Section 15, Township 20, Range 1 West, and run thence north along the east line of said 20 acres 722.37 feet to the point of beginning; thence continue along the east line of said 20 acres 420 feet to the south line of County Road; thence turn an angle of 89 deg. 43 min. to the left and run west along the south line of said County Road 315 feet; thence turn an angle of 94 deg. 17 min. to the left and run south 420 feet; thence turn an angle of 85 deg. 43 min. to the left and run east 315 feet to the point of beginning.

Said property is subject to a mortgage to Outdoor Development Company, Inc., a corporation, which is recorded in Mortgage Book 277 at page 572, Office of Judge of Probate, Shelby County, Alabama. Part of the consideration for this conveyance is the grantee's agreement to pay the remaining unpaid balance due on said mortgage, which unpaid balance the grantor's expressly warrant to be the sum of \$ 3,655.74.

Said grantees also, as part of the consideration for this conveyance, have given the grantors a second mortgage for \$500.00.

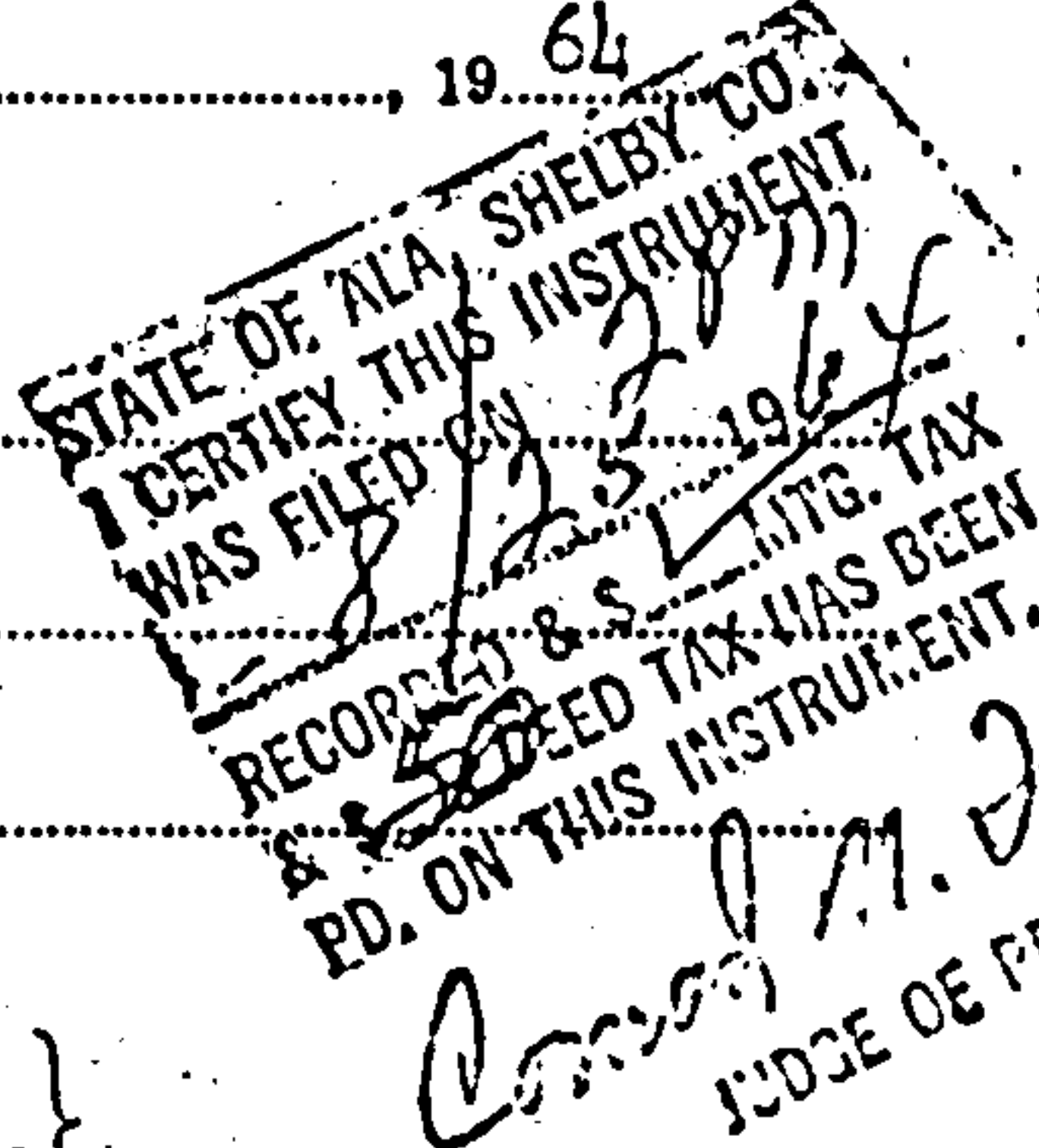


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 22nd day of August, 1964

WITNESS:



Durward C. Curl (Seal)

Katie L. Curl (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Durward C. Curl and wife, Katie L. Curl, whose name 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 22nd day of August, A. D., 1964

Oliver P. Head

Notary Public.

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