

6245

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 AND NO/100 DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

E. B. Kreider and wife, Gladys Kreider

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

E. B. Kreider and wife, Gladys Kreider

(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 NW corner of the NE 1/4 of the SE 1/4 of Section 31, Township 18, Range 1 West; run North 88 deg. 20' East 798 feet to a point; thence South 2 deg. 45' East to the SE corner of the lot conveyed by grantors herein to J. W. Roberson and wife, Everary Roberson on August 27, 1964, which is the point of beginning of the lot herein described and conveyed; thence run South 87 deg. 15' West along the South boundary of said Roberson lot a distance of 266 feet to a point on the East boundary of the J. E. Kreider property; thence South 2 deg. 45' West along said East boundary of the J. E. Kreider property to the South boundary of said NE 1/4 of SE 1/4 of said Section; thence Easterly along the South boundary of said NE 1/4 of SE 1/4 of said Section 266 feet to the West boundary of the Nina Templin property; thence run Northerly to point of beginning.

Also, the following described lot: Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 31, Township 18, Range 1 West; thence run 798 feet West along the North line of said SE 1/4 of SE 1/4 of Section 31, Township 18, Range 1 West; thence run South to the North right of way line of U. S. Highway #91; thence run East 266 feet along the North right of way line of said U. S. Highway #91; thence run North to the North line of the SE 1/4 of SE 1/4 of Section 31, Township 18, Range 1 West; thence run West 266 feet along the North line of said SE 1/4 of SE 1/4 of Section 31, Township 18, Range 1 West to the point of beginning.

It being the intention of the parties to create a joint survivorship in the grantees herein as to all the property owned by grantees, whether correctly described 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 27th day of August, 1964

WITNESS:

STATE OF ALA. SHELBY CO.  
CERTIFY THIS INSTRUMENT  
WAS FILED ON 8/27/64  
RECORDED IN BOOK 211 PAGE 923  
S.S. SEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

E. B. Kreider (Seal)  
Gladys Kreider (Seal)  
\_\_\_\_\_ (Seal)

STATE OF ALABAMA  
SHELBY COUNTY

Conrad M. Decker  
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that E. B. Kreider and Gladys Kreider 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 27th day of August, A. D., 1964.

Frank Ellis, Jr  
Notary Public.

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