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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,
Richard Broadhead and wife Nellie F. Broadhead

(herein referred to as grantors) do grant, bargain, sell and convey unto Cleary Broadhead and wife Ruth Lee Broadhead

(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 and Bibb County, Alabama to-wit: An undivided one-third interest in the following described real estate:

SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 12, EXCEPT the NE $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, containing 5 acres.

Also eight acres in a square in the Northeast corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 12.

Also the E $\frac{1}{2}$ of E $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 13.

Situated in Shelby County, Alabama.

Also all that part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 13 lying North of Shoal Creek situated in Bibb County, Alabama.

All the above is situated in Township 24 North, Range 11 East.

Grantors reserve for use as a road right-of-way for vehicular travel and for access to Shoal Creek for the purpose of obtaining water therefrom, ^{an easement} over and across a strip of land 20 feet in width along the West boundary lines of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 12; the E $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 13; and that part of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 13 lying North of Shoal Creek.

And also over and across a strip of land 20 feet in width along the South boundary line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 13, all in Township 24 North, Range 11 East, for the same purpose.

This deed is executed for the purpose of dividing property owned jointly by the parties hereto.

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 8th day of June, 1964.

WITNESS:

Anita J. Shuster (Seal)
Larry M. Ellison (Seal)
Nellie F. Broadhead (Seal)
Richard Broadhead (Seal)

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED ON 7/24/64
RECORDED & SECURED TAX HAS BEEN
PD. ON THIS INSTRUMENT

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, *Mamie R. Byrne*, a Notary Public in and for said County, in said State, hereby certify that *Richard Broadhead and wife Nellie F. Broadhead* whose names *S* 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 8 day of June, A. D., 1964.

Mamie R. Byrne
Notary Public.
Notary Public, Jefferson County, Ala.
My commission expires June 3, 1967

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