

6828

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 Five Hundred and 00/100 ----- (\$500.00) ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **John M. Gunn and wife, Julia Matchett Gunn**

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

**Thomas Larry Rich and wife, Edith Brasher Rich**

(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:

Begin at the NW corner of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 33, Township 19 South, Range 1 West; thence run south along the West boundary line of the said SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  Section 33, Township 19 South, Range 1 West for 1214.0 feet, more or less, to the point of intersection of the west line of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 33, Township 19 South, Range 1 West, and the center line of Old Public Road; thence run in a northeasterly direction along the center line of the said Old Public Road for 1743.0 feet, more or less, to the point of intersection of the center line of said road and the east boundary line of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 33, Township 19 South, Range 1 West for 143.0 feet, more or less, to the Northeast corner of the said SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 33, Township 19 South, Range 1 West; thence run west along the north boundary line of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 33, Township 19 South, Range 1 West to the NW corner and the point of beginning.

This land is a part of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 33, Township 19 South, Range 1 West, and being 20.59 acres, more or less.

Property is conveyed subject to ad valorem taxes due October 1, 1964.

As part of the consideration herefor, the Grantees herein shall execute and deliver to the Grantors a purchase money first mortgage securing the sum of Seventeen Hundred Fifty Dollars (\$1750.00) due as part of the consideration for the within conveyance.

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 1st day of Sept., 1964.

WITNESS:

*For All*  
*For All*

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON  
9/22/64  
RECORDED & \$... INTG. TAX  
& \$... DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

*John M. Gunn*  
(John M. Gunn)

(Seal)

*Julia M. Gunn*  
(Julia Matchett Gunn)

(Seal)

(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

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the undersigned John M. Gunn and wife, Julia Matchett Gunn, a Notary Public in and for said County, in said State, hereby certify that John M. Gunn and wife, Julia Matchett Gunn whose names are 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 1 day of Sept, A. D., 19 64

*J. Core Ackis*  
Notary Public.