

7156

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, Howard Holcombe and wife, Josephine C. Holcombe

(herein referred to as grantors) do grant, bargain, sell and convey unto Howard Holcombe and Josephine C. Holcombe

(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:

All the NW 1/4 of Section 6, Township 21, Range 1 West; Also all that part of NE 1/4 of Section 6, Township 21, Range 1 West lying northwest of Southern Railway right of way, except the following described parcel which has heretofore been deeded to Baker Holcombe, to-wit: Commence at a point where the old Columbiana-Calera Highway crosses Southern Railway right of way; thence running along northwest side of Southern Railway right of way in a southwesterly direction to the north boundary line of NW 1/4 of SE 1/4; thence west along said forty acre line to old Columbiana-Calera Highway; thence in a northeasterly direction to point of beginning of said exception, the same containing 8 acres, more or less, and being located in SW 1/4 of NE 1/4 of Section 6, Township 21, Range 1 West;

Also S 1/2 of SW 1/4 of Section 31, Township 21, Range 1 West;

Containing in all 292 acres, more or less.

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 15th day of October, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/15/64
RECORDED & \$ MTG. TAX
& \$ SPEC. TAX HAS BEEN
PD. ON THIS INSTRUMENT.
CORRAL M. JARVIS
JUDGE OF PROBATE

Howard Holcombe (Seal)
Josephine C. Holcombe (Seal)

STATE OF ALABAMA
Shelby COUNTY

I, Karl C. Harrison, a Notary Public in and for said County, in said State, hereby certify that Howard Holcombe and wife, Josephine C. Holcombe 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 15th day of October, A. D., 1964.

Karl C. Harrison
Notary Public
for State of Ala. at Large

BOOK 232 PAGE 607