

7211

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, **Solly H. Perkins, Jr. and wife Pearl Helen Perkins**

(herein referred to as grantors) do grant, bargain, sell and convey unto **Solly H. Perkins, Jr. and wife Pearl Helen Perkins**

(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 Southwest corner of the NW¹/₄ of SE¹/₄, Section 36, Township 21 South, Range 1 East; thence North 39 deg. 42 min. East a distance of 1755.61 feet to a point on the Northwest right of way line of Shelby County 28 and being the point of beginning of the parcel of land herein described; thence turn an angle of 51 deg. 56 min. to the left and run North 12 deg. 14 min. West a distance of 157.65 feet to a point; thence turn an angle of 43 deg. 07 min. to the right and run North 30 deg. 53 min. East a distance of 58.15 feet to a point; thence turn an angle of 46 deg. 53 min. to the right and run North 77 deg. 46 min. East a distance of 85.33 feet to a point; thence turn an angle of 90 deg. to the right and run South 12 deg. 14 min. East a distance of 200.0 feet to a point at the intersection of last run course with the Northwest right of way line of Shelby County 28; thence turn an angle of 90 deg. to the right and run South 77 deg. 46 min. West along said right of way line a distance of 125.0 feet to the point of beginning.

Said parcel of land is situated in Shelby County, Alabama and/lying in the SW¹/₄ of NE¹/₄, Section 36, Township 21 South, Range 1 East

This deed is executed for the express purpose of creating a joint tenancy with right of survivorship.

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 17th day of October, 1964

WITNESS:

W. W. Rabren (Seal)
Solly H. Perkins Jr. (Seal)
Pearl Helen Perkins (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/17/64
RECORDED 10/17/64
& S. S. INTG. TAX
PD. C. HAS BEEN
JUDGE OF PROBATE

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STATE OF ALABAMA }
SHELBY COUNTY }

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Solly H. Perkins, Jr. and wife Pearl Helen Perkins 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 17th day of October, A. D., 1964
W. W. Rabren
W. W. Rabren Notary Public