

7213

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, Sr. and wife Edna Marie Perkins and 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:

An undivided one-half interest in the following described property: Begin at a point on the West bank of Coosa River on the North boundary line of SE 1/4 of NE 1/4, Section 36, Township 21 South, Range 1 East and run West to the Northwest corner of the SE 1/4 of NW 1/4; thence South to the Southwest corner of SE 1/4 of NW 1/4; thence East to the Southeast corner of said SE 1/4 of NW 1/4; thence South to a point 156.7 feet North of the Southwest corner of the NW 1/4 of SE 1/4; thence South 52 deg. 55 min. East 482 feet; thence North 77 deg. 40 min. East 245 feet; thence North 07 deg. 30 min. East 1252 feet; thence South 61 deg. 30 min. East 335.3 feet; thence continue South 61 deg. 30 min. East 332 feet to Coosa River; thence up said River and along the West bank thereof to the point of beginning and containing 160 acres, more or less.

EXCEPT parcel described in deed between the parties dated July 11, 1963 and recorded in Deed Book 232 at page 506 in the Office of Judge of Probate of Shelby County, Alabama.

Subject to any rights held by the Alabama Power Company under a deed to it dated January 23, 1913, recorded in Deed Book 48 at page 581 and deed dated March 20, 1913 recorded in Deed Book 52 at page 109 in the Probate Office of Shelby County, Alabama.

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/17/64
RECORDED & \$5.00 INTG. TAX
& \$5.00 NOTARY FEE
PD. ON 10/17/64

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

WITNESSES:
Seal Solly H. Perkins, Sr.
Seal Edna Marie Perkins

Solly H. Perkins, Jr. (Seal)
Pearl Helen Perkins (Seal)

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STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Solly H. Perkins, Sr. and wife Edna Marie Perkins and 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 17th day of October, 1964.

Given under my hand and official seal this 17th day of October, A. D., 1964
W. W. Rabren Notary Public.