

7423

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 Dollar and other valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thelma R. Acton, an unmarried widow
(herein referred to as grantors) do grant, bargain, sell and convey unto
Max Gray and wife, Esther A. Gray

(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:

A parcel of land located in the S.E. 1/4 of Section 31, township 18 South, Range 1 West, more particularly described as follows:
Commence at the N.E. corner of S.E. 1/4 of the S.E. 1/4 of said section 31, thence in a westerly direction along the North line of said 1/4 1/4 Section a distance of 116.0 feet, to the point of beginning, thence 90 degrees right in a northerly direction a distance of 79.55 feet, thence 90 degrees left in a westerly direction a distance of 150 feet, thence 90 degrees left in a southerly direction a distance of 150 feet to a point in the northerly right of way line of highway 280, thence in a south easterly direction along said right of way line a distance of 154.35 feet, thence in a northerly direction parallel to West line of herein described land a distance of 107.0 feet to the point of beginning, also a triangular easement lying adjacent to the S.E. corner of above described parcel of land, more particularly described as follows: Commence at the N.E. corner of S.E. 1/4 of S.E. 1/4 of said section 31, thence in a westerly direction along the North line of said quarter-quarter section a distance of 116.0 feet, thence 90 degrees left in a southerly direction a distance of 72.0 feet to the point of beginning, thence continue along last described course a distance of 35 feet to a point in the northerly right of way line of highway 280, thence in a south easterly direction along said right of way line a distance of 50 feet, thence in a north westerly direction to the point of beginning.

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, I have hereunto set my hand(s) and seal(s), this 26th day of October, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/27/64
RECORDED & INDEXED
ED. ON THIS INSTRUMENT

Thelma R. Acton (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Lucile C. Brasher, a Notary Public in and for said County, in said State, hereby certify that Thelma R. Acton whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of October, A. D., 1964.

Lucile C. Brasher
Notary Public, Alabama State at Large
My commission expires 10/22/68
Bonded by Home Indemnity Co. of N.Y.

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