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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 TWO HUNDRED FIFTY AND NO/100 (\$250.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James M. Richardson and wife, Lavera Ruth Richardson

(herein referred to as grantors) do grant, bargain, sell and convey unto Lloyd E. Garman and wife, Dorothy G. Garman

(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:

For point of beginning commence at a point where the eastern boundary of the NE 1/4 of SW 1/4, Section 29, Township 18 South, Range 1 East, intersects the northernmost boundary of the paved Bear Creek Road which is otherwise known as Federal Highway Project S-995(4), thence run northerly along the said eastern boundary of said quarter-quarter section to a point which is the center line of the present existing dirt road, also known as the old Bear Creek Road, 100 feet, more or less, to a point, thence turn to the left and run along the center line of said dirt road to a point where said center line intersects the northernmost boundary of the above said paved Bear Creek Road, thence turn to the left and run to the point of beginning, said land consisting of .11 acres and being in a triangular shape and situated in the said NE 1/4 of SW 1/4, Section 29, Township 18 South, Range 1 East.

Also the following described tract of land, for a point of beginning, commence at a point where the southernmost boundary of the NE 1/4 of SW 1/4, Section 29, Township 18 South, Range 1 East, intersects the northernmost boundary of the paved Bear Creek Road, otherwise known as Federal Highway Project S-995(4), thence run in a westerly direction along the said south boundary of said quarter-quarter section a distance of 280 feet, more or less, to a point which is the center line of the existing dirt road, also known as the old Bear Creek Road, thence turn to the right and run along the center line of said old Bear Creek Road to a point where said center line of said road intersects the north boundary of the above mentioned paved Bear Creek Road, otherwise known as Federal Highway Project S-995(4), thence turn to the right and run along the said north boundary of said road to the point of beginning, said parcel containing .869 acres, more or less, and being situated in the NE 1/4 of SW 1/4, Section 29, Township 18 South, Range 1 East.

It is the intention of the grantors to hereby convey to the grantees all of the property which said grantors own in the NE 1/4 of SW 1/4, Section 29, Township 18 South, Range 1 East, which lies north of the new paved Bear Creek Road in said quarter-quarter section.

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 19th day of November, 1964

WITNESS:

Frances Warren as to each signature

James M. Richardson (Seal)  
Lavera Ruth Richardson (Seal)

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED ON 11/20/64  
RECORDED & TAX PD. CH. 1



STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Richardson and wife, Lavera Ruth Richardson 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 19th day of November, A. D. 1964

Frances Warren Notary Public

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