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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 Other Considerations and One and No/100 (\$1.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Franklin D. Barnes and Rosika Barnes

(herein referred to as grantors) do grant, bargain, sell and convey unto Jimmy L. Seale and wife, Betty Faye Seale

(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 Southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East and run north along the east line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 585.0 feet to the point of beginning; thence continue along said forty line a distance of 155.5 feet; thence turn an angle of 90 degrees to the left and run a distance of 162.40 feet; thence turn an angle of 65 degrees and 28 minutes to the left and run southerly along the east line of a gravel road a distance of 191.9 feet; thence turn an angle of 8 degrees and 11 minutes to the right and continue along the east line of said gravel road a distance of 160.72 feet; thence turn an angle of 167 degrees and 43 minutes to the left and run a distance of 81.75 feet; thence turn an angle of 43 degrees to the right and run a distance of 197.8 feet; thence turn an angle of 50 degrees to the left and run a distance of 114.3 feet to the point of beginning.

The above property is subject to mortgage held by Modern Homes Construction Company.

The Grantors warrant that they have made nineteen payments on said mortgage at \$16.29 each.

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, subject to above mortgage.

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 1st day of December, 1964

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/1/64
RECORDED & S. MTL. TAX
& DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
C. M. J. J. J. J.
JUDGE OF PROBATE

Franklin D. Barnes (Seal)
Rosika Barnes (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Franklin D. Barnes and Rosika Barnes whose name 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 1st day of December, A. D., 1964

Notary Public.

Box 233 Box 194