

590

700

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, Robert R. Hardy and wife, Nellie Jack Hardy

(herein referred to as grantors) do grant, bargain, sell and convey unto

John H. Boaz and wife, Lorene Boaz

(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 NE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 East; thence run West along the North line of said quarter-quarter section a distance of 820.17 feet, to the West Right of Way of the Columbiana-Kingdom Highway, and the point of beginning; thence continue West along the North line of said quarter-quarter section a distance of 274.92 feet; thence turn an angle of 139 deg. 06 min. to the left and run a distance of 416.51 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 180.00 feet, to the West Right of Way of said Highway; thence turn an angle of 90 deg. 00 min. to the left and run along the West line of said Highway a distance of 208.71 feet, to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 31, Township 21 South, Range 1 East, Shelby County, Alabama, and containing 1.29 acres, according to survey of Frank W. Wheeler, registered land surveyor, dated October 2, 1964.

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 12th day of October, 1964

WITNESS:

[Signature]

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/3/64
RECORDED & INDEXED
\$5.00
PD. CH 1

STATE OF ALABAMA

SHELBY

COUNTY

I, Oliver F. Head, a Notary Public in and for said County, in said State, hereby certify that Robert R. Hardy and wife, Nellie Jack Hardy, 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 12th day of October, A. D., 1964

[Signature]

Notary Public.

BOOK 233 PAGE 215