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

U. S. Eddings and wife, Madge Eddings

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

Joe H. Eddings and wife, Edna Eddings

(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 of the lands herein described and conveyed, commence at a point on the Northern boundary of the SW¹/₄ of NE¹/₄ of Section 35, Township 2¹/₂, Range 3 West where the Northern boundary of said Quarter Quarter Section is intersected by the westernmost edge of the Montevallo Road; thence run in a Southerly direction along said Montevallo Road a distance of 521 feet to a point; thence turn right and run parallel to the Northern boundary of the SW¹/₄ of NE¹/₄ and SE¹/₄ of NW¹/₄ of said Section for a distance of 420 feet to a point; thence turn right and run parallel with said Montevallo Road a distance of 521 feet to a point on the Northern boundary of the SE¹/₄ of NW¹/₄ of said Section; thence turn to the right and run a distance of 420 feet 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, we have hereunto set our hand(s) and seal(s), this 8th day of October, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/1/64
RECORDED & S. MTG. TAX
E & S DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT

U. S. Eddings (Seal)
Madge Eddings (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

Notary Public Acknowledgment
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that U. S. Eddings and Madge Eddings whose name S. 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 day of October A. D., 1964.

Frank Eddings
Notary Public.

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