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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,

Lumas Ward and wife, Maggie Ward

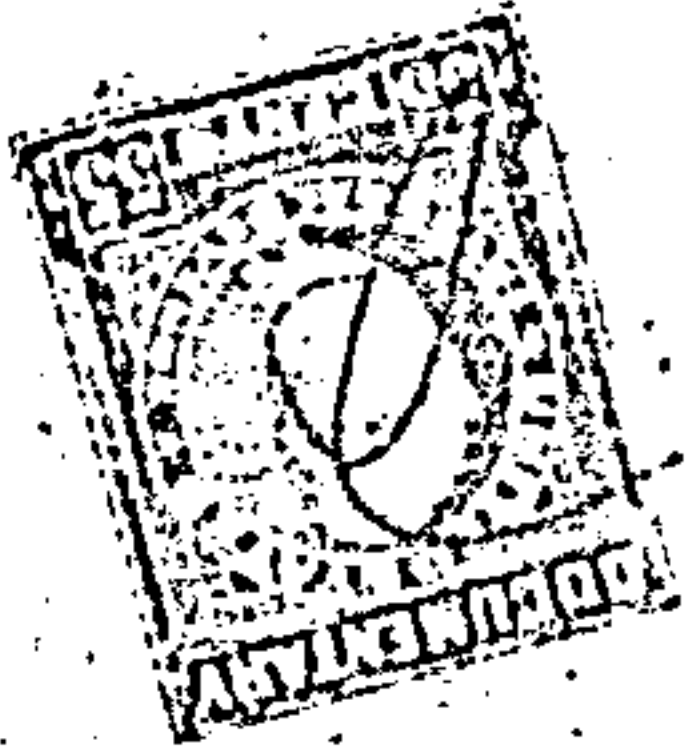
(herein referred to as grantors) do grant, bargain, sell and convey unto

B. D. Shea and wife, Ruth E. Shea

(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 which is the NW corner of the W 1/2 of SW 1/4 of SW 1/4 of Section 31, Township 20, Range 2 East; thence run 210 feet in a Southerly direction along the Western boundary line of said Section 31, to a point; thence run 210 feet in an Easterly direction perpendicular to said western boundary line of said Section 31, to a point; thence run 210 feet in a Northerly direction, parallel with said Western boundary line of said Section 31 to a point on the north line of said W 1/2 of SW 1/4 of SW 1/4; thence run 210 feet in a Westerly direction to the point of beginning. Situated in Shelby County, Alabama.



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 day of June, 1964.

WITNESS: G. K. Baker

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 6/11/64 1964 RECORDED & SHELBY CO. PD. C. M. TAX HAS BEEN PAID ON THIS INSTRUMENT.

Lumas Ward (Seal) (Lumas Ward)

Maggie Ward (Seal) (Maggie Ward)

STATE OF ALABAMA }  
SHELBY COUNTY }

C. M. Jewell, JUDGE OF PROBATE, General Acknowledgment

I, the undersigned Lumas Ward and Maggie Ward a Notary Public in and for said County, in said State, hereby certify that 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 June, 1964 A. D., 1964.

Sadie Patton, Notary Public.

Notary Public, Shelby County, Alabama My commission expires April 30, 1967 Bonded by Home Indemnity Co. of N. Y.

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