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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 Twelve Hundred and No/100 (\$200.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Della A. Crocker and James I. Crocker (wife and husband)

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

James E. Bearden and wife, Doris M. Bearden

(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:

Begin at a point 800 feet West of the SE corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 31, Township 18, Range 1 West; thence run West along the South line of said quarter-quarter section a distance of 200 feet; thence run North, parallel with the East line of said quarter-quarter section, a distance of 220.5 feet; thence run East, parallel with the South line of said quarter-quarter section, a distance of 200 feet; thence run South, parallel with the East line of said quarter-quarter section, a distance of 220.5 feet to the point of beginning.

Also, an easement for ingress and egress to and from the above described parcel, said easement over and across the following described property: Begin at the NW corner of the above described parcel and run thence North, parallel with the East line of said quarter-quarter section, to the South Right-of-Way line of the Florida Short Route Highway; thence East along said South Right-of-Way line of said Highway to a point which is 985 feet West of the East line of said quarter-quarter section; thence South, parallel with the East line of said quarter-quarter section, to the North line of the above described parcel; thence West along the North line of said above described parcel, a distance of 15 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 18th day of December, 1964.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/18/64
RECORDED & \$1.00 MTG. TAX
& \$1.00 S.D. TAX HAS BEEN
PD. ON THIS INSTRUMENT.

James I. Crocker (Seal)

Della A. Crocker (Seal)

(Seal)

James M. Bearden
JUDGE OF PROBATE

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Della A. Crocker and James I. Crocker (wife and husband) 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 18th day of December, A. D., 1964.

Notary Public.

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