

1563

44.25 Sub. Atty.  
*Applied in...*

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 SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John Q. Pugh and wife Marjorie Pugh

(herein referred to as grantors) do grant, bargain, sell and convey unto Kenneth L. Lyons and wife Ellen D. Lyons

(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: Commencing at the Northeast corner of the Northeast quarter (NE $\frac{1}{4}$ ) of Southeast quarter (SE $\frac{1}{4}$ ) Section 34, Township 24 North, Range 15 East; run thence West 670 feet along the North boundary line of said forty to a point; run thence South parallel to East line of said forty a distance of 301 feet to a four and one-half inch square concrete post; run thence South 87 $\frac{1}{2}$  degrees West 140 feet to the point of beginning of the Lot herein conveyed; run thence South 27 degrees West 125 feet and 7 inches to a point; run thence North 40 degrees West 50 feet to a point; run thence North 38 degrees East 89 feet and 5 inches to a point; run thence North 87 $\frac{1}{2}$  degrees East 40 feet to the point of beginning. SUBJECT to the restrictions in Deed to the grantors dated January 24, 1958 and recorded in Deed Book 193 at page 319 in the Probate Office of Shelby County, Alabama.

An undivided one-seventh interest in the following described real estate: Commencing at the Northwest corner of Northeast (NE $\frac{1}{4}$ ) of Southeast (SE $\frac{1}{4}$ ), Section 34, Township 24 North, Range 15 East; thence run North 88 degrees 12 minutes East along the North boundary line of said quarter-quarter section a distance of 605.00 feet to the Northwest corner of Lot No. 1 as per Map of Benson's Camp, recorded in Map Book 4, Page 28, in the Office of Judge of Probate, Shelby County, Alabama; thence run South 0.00 degrees 06 minutes East a distance of 264.00 feet to the point of the Lot herein described and conveyed; thence continue South 0.00 degrees 06 minutes East and run a distance of 6.00 feet to the Southwest corner of Lot No. 5 as per said Map; thence run North 88 degrees 12 minutes East along the South side of said Lot No. 5 a distance of 8.00 feet; thence run North 0.00 degrees 06 minutes West a distance of 6.00 feet; thence run South 88 degrees 12 minutes West a distance of 8.00 feet to the point of beginning. This being a plot of ground 6.00 feet wide and 8.00 feet long situated in the Southwest corner of said Lot No. 5 and being the Lot on which the well is drilled.

Subject to the restrictions in deed to grantor dated January 24, 1958 and recorded in Deed Book 193 at page 319, Office of Judge of Probate, 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 Jan. 23, 1965 day of January, 1965.

WITNESS:

*[Signatures of John Q. Pugh and Marjorie Pugh]* (Seal)  
 (Seal)  
 (Seal)

STATE OF ALABAMA  
 I CERTIFY THIS INSTRUMENT  
 WAS FILED IN  
 RECORDED & INDEXED  
 PD. ON THIS INSTRUMENT  
 M. J. J. J.

STATE OF ALABAMA

SHELBY

COUNTY

I, M. J. J., a Notary Public in and for said County, in said State, hereby certify that John Q. Pugh and wife Marjorie Pugh whose names are subscribed 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 were made.

Given under my hand and official seal this 23 day of January, A. D., 1965.

*[Signature of Notary Public]*  
 Notary Public.

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