

2096

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

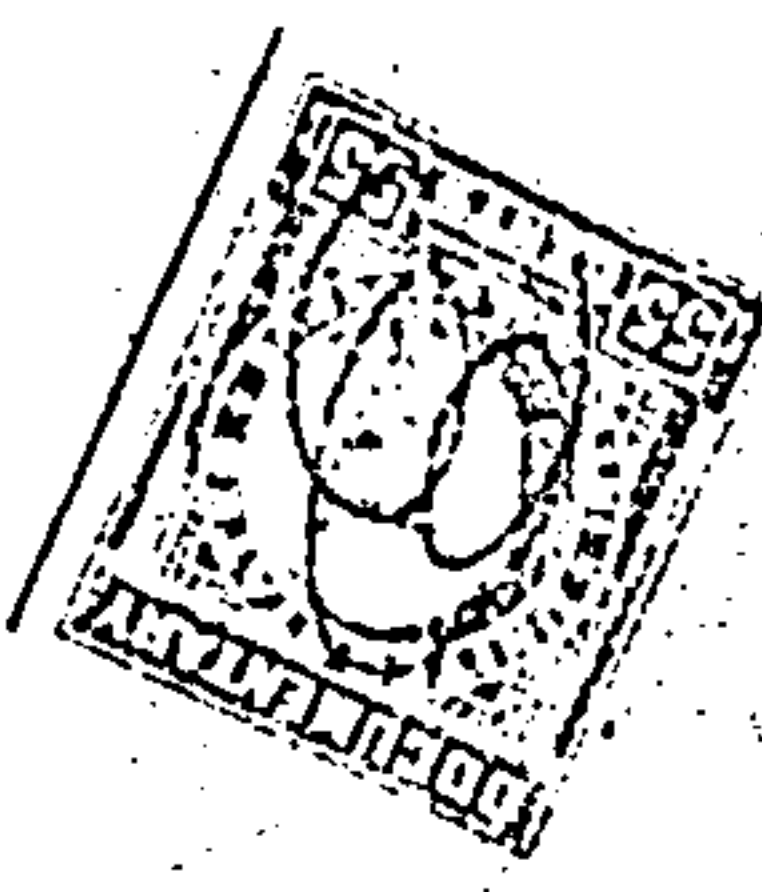
STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred and no/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas Nelson and wife, Evelyn Nelson; and Thomas Nelson, Jr. and wife, Barbara Nelson (herein referred to as grantors) do grant, bargain, sell and convey unto T. J. Foster and Clara Foster

(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 the southwest corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West; and run along said forty acre line north 2 deg. 30 min. west 457.4 feet; thence south 84 deg. 15 min. west 665 feet; thence north 13 deg. 15 min. West 410 feet; thence north 11 deg. 15 min. West 443.6 feet; thence north 21 deg. 15 min. west 367.6 feet; thence north 15 deg. 15 min. West 324 feet; thence north 74 deg. 15 min. East 275.3 feet; thence north 85 deg. 15 min. East 249.7 feet to a starting point; thence east along the same line 30.8 feet; thence south 84 deg. 30 min. east 134.8 feet; thence north 80 deg. east 249.2 feet; thence south 420 feet; thence west 414.8 feet to the southeast corner of property owned by Edd Walker; thence north along the east line of said Edd Walker property 420 feet to the point of beginning; containing 4 acres, more or less.



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 September, 1964.

WITNESS:

Thomas Nelson (Seal)
Evelyn Nelson (Seal)
Thomas Nelson, Jr. (Seal)
Barbara Nelson (Seal)

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BOOK
STATE OF ALABAMA
SHELBY COUNTY
I, C. A. Smith, a Notary Public in and for said County, in said State, hereby certify that Thomas Nelson and wife, Evelyn Nelson 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.

General Acknowledgment

Given under my hand and official seal this 5th day of Oct. September A. D., 1964.

C. A. Smith
Notary Public.
My Commission Expires Oct. 12, 1965

RETURN TO

TO

T. J. Foster
625 Ashby St. N.W.
APT 34
Atlanta, Georgia

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

1.45
1.50
1.55
2

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

State of Virginia
County of Allegheny

1.55
50

2.10

Thomas Nelson

I, L. C. Smith, a Notary Public in and for said County, in said State, hereby certify that Thomas Nelson, Jr. and wife, Barbara Nelson, 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 29 day of September, 1964.

L. C. Smith
Notary Public

My Commission Expires
Oct 12, 1965

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/23/64
2/20 1964
RECORDED & PAYING TAX
& \$5.00
PD. CH. INSTRUMENT.
C. M. Sealer
JUDGE OF PROBATE