

2368

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 Ten Dollars and 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, Lawrence Edwards and wife, Ruth Edwards (herein referred to as grantors) do grant, bargain, sell and convey unto Jimmie Lee Edwards and Virginia A. Edwards

(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:

SW 1/4 of NE 1/4 of SW 1/4, Section 1, Township 20, Range 2 East; there is EXCEPTED herefrom the one acre parcel off the southeast corner of said ten acres deeded to Charles Graves, Jr. and there is also EXCEPTED a one acre parcel off the southwest corner of said ten acres heretofore deed to John Prestge and there is also EXCEPTED a one-fourth acre parcel lying north of the Prestge lot heretofore deeded to Stevens.

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 6th day of March, 1965.

WITNESS:

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT
WAS FILED
3/6/65
REC'D
& S. 30
PD. C. 11

Lawrence Edwards (Seal)
Ruth Edwards (Seal)
Ruth Edwards (Seal)

STATE OF ALABAMA
Shelby COUNTY } General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that, Lawrence Edwards and wife, Ruth Edwards 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 6th day of March, A. D., 1965.

Martha B. Joiner
Notary Public.

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