

2590

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 (\$1200.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Andrew Drennan and wife, Katherine Drennan
(herein referred to as grantors) do grant, bargain, sell and convey unto
John V. Ward and wife, Jane Place Ward

(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:

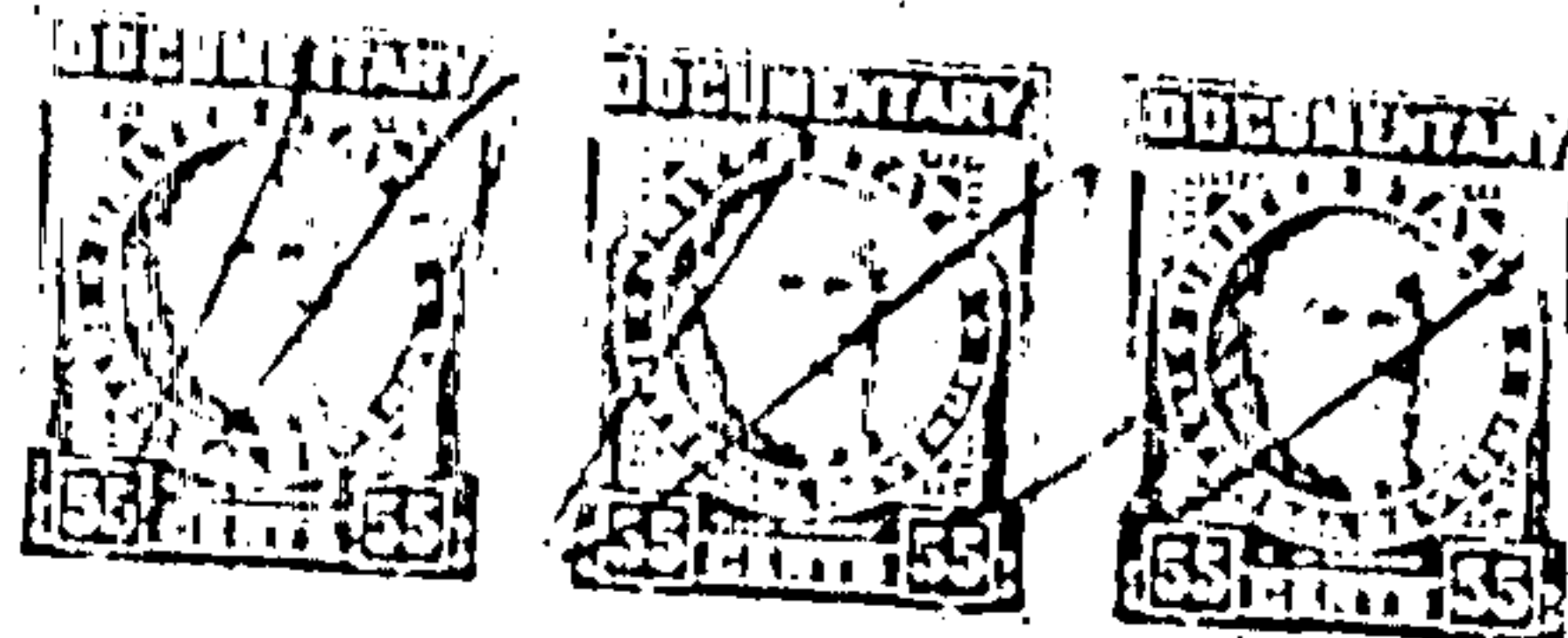
Commencing at the NE corner of Lot 6 in Block 1, according to the survey of Pine Grove Camp, as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 8, and run thence Northerly along a Northerly extension of the East boundary of said Lot No. 6 to a point on the North boundary of Pine Street, which said point is marked by an iron pin, and constitutes the point of beginning of the triangular parcel of land herein described and conveyed; thence continue Northerly in the same direction 95 feet, more or less, to a point marked by an iron pin on the South boundary of River Front Street, as the same now exists; thence Southwesterly along the South boundary of said River Front Street, as the same now exists, 210 feet, more or less, to its intersection with the North boundary of Pine Street; thence Easterly along the North boundary of Pine Street 200 feet, more or less, to point of beginning.

MINERAL AND MINING RIGHTS EXCEPTED.

EXCEPT flood water rights of Alabama Power Company, and also except Power line permits to Alabama Power Company.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/17/65
RECORDED & G. TAX
& \$1.50 HAS BEEN
PD. ON THIS INSTRUMENT.

James M. Seales
JUDGE OF PROBATE



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 25th day of April, 1964.

WITNESS:

James W. Lowery

Andrew Drennan (Seal)
(Andrew Drennan)

Katherine Drennan (Seal)
(Katherine Drennan)

(Seal)

STATE OF ALABAMA
JEFFERSON SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andrew Drennan and wife, Katherine Drennan 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 25th day of April, 1964 A. D., 1964.

Henry J. Gallimore
My Commission expires July 27, 1964
Notary Public.

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