

2701

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 ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

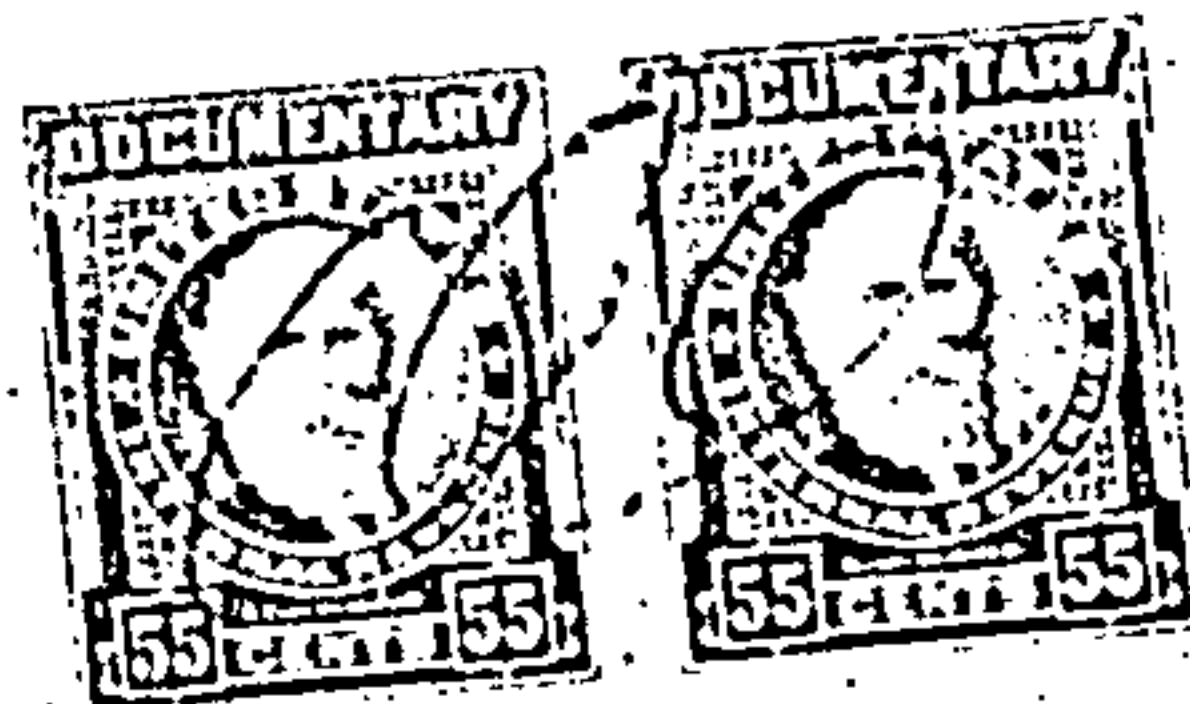
Herman R. Moore and wife, Charlene Moore (herein referred to as grantors) do grant, bargain, sell and convey unto

J. Boyce Byram, Sr. and wife, Aileen Byram (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:

A portion of the NE 1/4 of SW 1/4 of Section 5, Township 20, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SE corner of said forty; thence North along East line of said forty 570 feet (200 feet North of North right of way of Chelsea-Simsville Road) for the point of beginning of lot herein conveyed; from said point of beginning continue North along East line of said forty 475 feet; thence in a Southwesterly direction 1020 feet; thence in a Southeasterly direction 480 feet to the North right of way line of said road (a point 670 feet from East line of said forty, a point 370 feet North of southeast corner); thence East along North right of way of said road 500 feet; thence North 200 feet; thence East 170 feet to the point of beginning.

It is the intention hereby to convey to grantees all of that certain property as conveyed to grantors by deed recorded in Deed Book 221, page 63 in the Probate Office of Shelby County, Alabama, with the exception of a strip of land 20 feet wide running along the entire western boundary of that certain lot excepted in the above referred to deed as being heretofore deeded to Yellow Leaf Game Preserve, Inc.

Also except utility permits and rights of way of record.



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 9th day of March, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/22/65
RECORDED & S. MTG. TAX
& S. TAX HAS BEEN
PD. ON THIS INSTRUMENT.
J. M. Deaton
JUDGE OF PROBATE

Herman R. Moore (Seal)
Charlene Moore (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herman R. Moore and Charlene Moore whose name & 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 9th day of March, A. D., 1965.
Lanice Brasher
Notary Public.