

3252

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 AND NO/100 (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. M. Allen and wife, Sherry Allen

(herein referred to as grantors) do grant, bargain, sell and convey unto

W. H. Farmer and wife, Pauline Farmer

(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 lot in the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 7, Township 24 North, Range 13 East, described as follows: Beginning at the Center of the SW $\frac{1}{4}$  of said Section 7, and run thence in a Southerly direction along a line making an angle of 17 deg. 57' to the left and from the West side of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 7 a distance of 496.4 feet to a point on the SW right of way of paved Highway; thence at an angle to the left of 11 deg. 09' and along the SW boundary of said Highway 567.4 feet for a point of beginning of the lot herein described and conveyed; thence continue along the SW right of way of said right of way in the same direction 208.7 feet; thence at an angle of 90 deg. right a distance of 208.7 feet; thence at an angle of 90 deg. right a distance of 208.7 feet; thence at an angle of 90 deg. right a distance of 208.7 feet to point of beginning.

This deed is given for the sole purpose of correctly describing the land which was sold by grantors herein to grantees herein in deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 235, page 5.

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 hand(s) and seal(s), this 10<sup>th</sup> day of April, 1965

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 4/16/65  
RECORDED & INDEXED  
& S. C. DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
C. M. J. J. J. J.  
JUDGE OF PROBATE

J. M. Allen (Seal)

Sherry Allen (Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. M. Allen and Sherry Allen 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 10<sup>th</sup> day of April, A. D., 1965.

Elmer L. Kendrick  
Notary Public.

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