

3270

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,

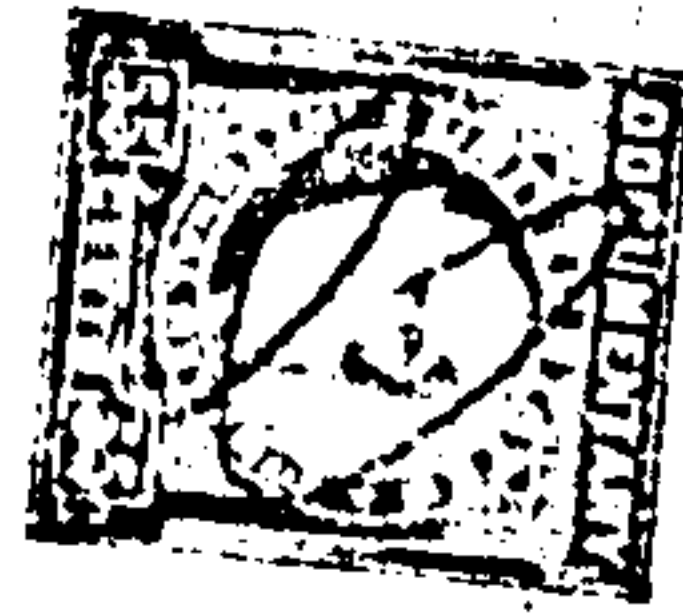
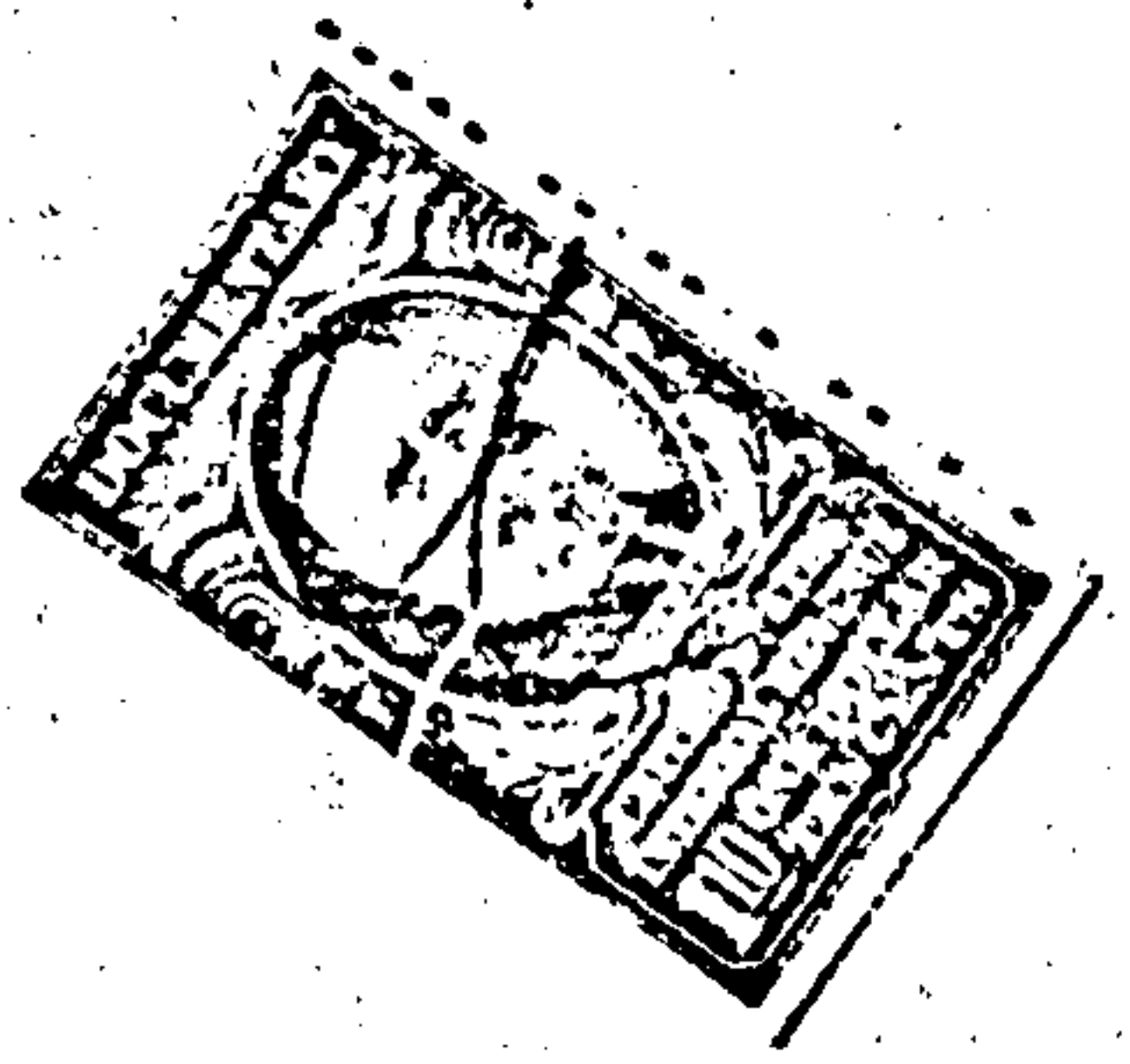
That in consideration of FIFTEEN HUNDRED AND NO/100 DOLLARS (\$1500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Minnie Catherine Rogers and husband, Vincent Rogers

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

Charles W. Simmons and wife, Betty C. Simmons, our undivided one-fourth interest in and to (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 part of the NE¹/₄ of the NW¹/₄ and a part of the SE¹/₄ of the NW¹/₄, Section 34, Township 19, Range 1 West and more particularly described as follows: Begin at maple corner in the NE¹/₄ of the NW¹/₄ of said Section and then run 31 yards in a southeasterly direction to a flat rock; thence southwest 164 yards to Church corner; thence south around the road near church to oak stump 3 or 4 feet tall 94 yards; thence southwest along line of Holcome and Boozer 267 yards to corner of Baker lot; thence north 70 yards to corner where two rocks and a stake are driven in the ground; thence west to north and south main line; thence north 73 yards to corner of J.W. Cranes fence; thence northeast about 250 yards to oak tree; thence 55 yards east to maple corner or point of beginning; containing 20 acres, more or less.

It is the intention of the grantors herein to grant to the grantee herein all of our right, title and interest to the Otis Simmons homeplace, whether correctly described herein or not.



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 3rd day of March, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/12/65
RECORDED & MTG. TAX
& \$1.22 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Minnie Catherine Rogers (Seal)
Vincent Rogers (Seal)

STATE OF ALABAMA
COFFEE COUNTY

M. J. Jaulder
JUDGE OF PROBATE General Acknowledgment

I, Magdalene M. Jaulder, a Notary Public in and for said County, in said State, hereby certify that Minnie Catherine Rogers and husband, Vincent Rogers 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 3rd day of March

Magdalene M. Jaulder
Notary Public

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