

4139

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 and 00/100 Dollars (\$10.00) and other valuable considerations to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, F. Dodgen and wife Jewell G. Dodgen

(herein referred to as grantors) do grant, bargain, sell and convey unto Dallas Tidwell (A single person)

(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:

Beginning at an iron monument on the Grantor's Southerly right-of-way line, said point being 3955 feet more or less, Westwardly of Mile Post S-419, measured along the center line of the Grantor's main track, Birmingham District; and 50 feet Southwardly of and measured at right angles thereto; extending thence in a Southwesterly direction, a distance of 125 feet more or less to an iron monument; extending thence in a Northwesterly direction, along a line which is 125 feet Southwardly of and measured at right angles from the Grantor's Southerly right-of-way line, a distance of 425 feet more or less, to an iron monument; extending thence in a Northeasterly direction, a distance of 125 feet more or less, to an iron monument or the Grantor's said Southerly right-of-way line; extending thence in a Southeasterly direction, along said Southerly right-of-way line which is 50 feet Southwardly of and measured at right angles from the Grantor's said main track, a distance of 425 feet more or less, to the point of beginning.

The above described lot or parcel of land contains 53125 square feet more or less, and is more fully shown colored in yellow on print of Plan No. 172-88/13905, hereto attached and made a part hereof.



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 29th day of May, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/20/65
RECORDED & \$ 30
PD. C.

Ferrell Dodgen (Seal)
Mrs. Ferrell Dodgen (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, [Signature], a Notary Public in and for said County, in said State, hereby certify that F. Dodgen and wife Jewell G. Dodgen whose name is 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 29th day of May, A. D., 1965.

[Signature] Notary Public.

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