

233

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 LOVE & AFFECTION and the sum 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, Troy White, Sr. and wife, Annie White; Troy White, Jr. and wife, Annie Bell White

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

Troy White, Sr. and wife, Annie White

(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 SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, more particularly described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section and run North 44 deg. 30' West 424 feet; thence turn an angle of 22 deg. 15' to left and run 71.7 feet to point of beginning of property herein described; thence run North 27 deg. 50' East 171.6 feet; thence South 89 deg. 00' East 337.7 feet; thence North 28 deg. 00' East 231.3 feet; thence North 80 deg. 00' West 450 feet; thence North 17 deg. 30' West 39 feet; thence South 71 deg. 30' West 105 feet; thence South 17 deg. 30' East 210 feet; thence South 71 deg. 30' West 105 feet; thence South 17 deg. 30' East 210 feet to point of beginning. EXCEPTING ANY part of the above described land that lies in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 1, Township 21 South, Range 3 West, and also EXCEPTING tract of land sold to Clifton Taylor as described in deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 204, on page 167. Situated in Shelby County, Alabama.

It being the intention of the parties to this instrument to describe all property owned by any of the parties to this conveyance in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 1, Township 21 South, Range 3 West, Shelby County, Alabama.

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 6th day of April, 1965

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/12/65
RECORDED & INDEXED
\$ 3.00 RECORDING TAX
\$ 1.00 INDEXING TAX
\$ 2.00 TOTAL TAX
P. O. CH. T. S.

Troy White, Sr. (SEAL)
(Troy White, Sr.)
Annie White (Seal)
(Annie White)
Troy White Jr. (Seal)
(Troy White, Jr.)
Annie Bell White (Seal)
(Annie Bell White)

BOOK 235 PAGE 879

STATE OF ALABAMA
SHELBY COUNTY

OFFICE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Troy White, Sr., Annie White, Troy White, Jr. and Annie Bell White whose name is attested 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 6th day of April, 1965.

Notary Public