

4350

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 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Chester Templin and wife, Iva Jean Templin

(herein referred to as grantors) do grant, bargain, sell and convey unto Chester Templin and Iva Jean Templin

(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 S $\frac{1}{2}$ of NW $\frac{1}{4}$ and a part of the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 12, Township 21 South, Range 1 East, described as follows: Beginning at a point on the south line of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 78 feet west of the southeast corner of said 40 acres and on the Montgomery Public Road and running north 16 deg. east along said road 870 feet to an oak tree on the east side of said road; thence east 30 deg. north 825 feet; thence south 20 deg. west 810 feet; thence south 10 deg. west 480 feet to the south line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section; thence continue south 10 deg. west 480 feet to the north line of the Cannon land; thence west along the north line of said Cannon land 738 feet to the said Montgomery road; thence north 24 deg. east 480 feet, more or less, along said road to the point of beginning, and containing 26 acres, more or less.

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 12th day of June, 1965

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6/12/65
RECORDED & INDEXED
PD. ON 6/12/65

Chester Templin (Seal)
Iva Jean Templin (Seal)

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

1. Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Chester Templin and wife, Iva Jean Templin 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 12th day of June, A. D. 1965

Martha B. Joiner
Notary Public.

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