

4398

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

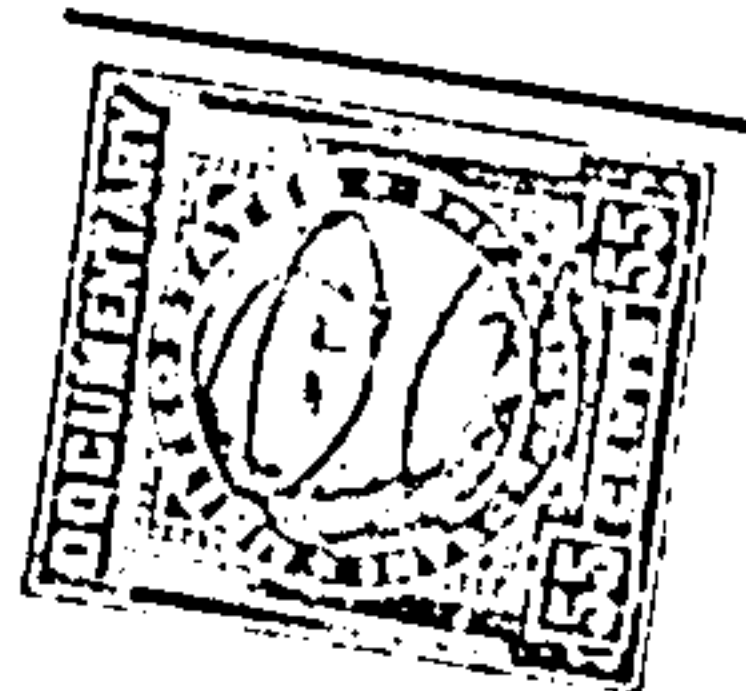
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY and 00/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, R. L. Oakes and Edna Oakes

(herein referred to as grantors) do grant, bargain, sell and convey unto Franklin Kyle Oakes and wife Martha M. Oakes

(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 portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Sec. 19, Township 19, Range 3 East, Shelby County, Alabama, more particularly described as follows: Begin at the point where the North right-of-way line of farm to market paved road No. 62 intersects the East line of said forth; thence West along the North right-of-way line of said farm to market road No. 62 a distance of 500 feet to the point of beginning of the lot herein described; thence North and parallel with the East boundary of said forty 200 feet; thence West and parallel with the South boundary of said forty 100 feet; thence South parallel with the East boundary of said forty 200 feet; thence East along the North right-of-way line of said farm to market paved road No. 62 100 feet to point of beginning.



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 15 day of JUNE, 1965

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6-15-65
RECORDED & MTG. TAX
& \$5 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT
C. M. Fowler
JUDGE OF PROBATE

R. L. Oakes (Seal)
Edna Oakes (Seal)
(Seal)

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STATE OF ALABAMA

SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that R. L. Oakes and wife Edna Oakes 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 15 day of JUNE A. D. 1965

Frank Ellis
Notary Public