

4459

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 and Affection and 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, Major Brown and wife, Alvenia Brown

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

Major Brown and wife, Alvenia Brown

(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:

One lot 50 ft. by 150 ft. situated as follows: Beginning at a point 200 ft. from the intersection of White and Waller Sts. in a southerly direction from the SW corner of said intersection on the western boundary of said Waller St., thence in a westerly direction 150 ft. perpendicular to Waller St.; thence in a southerly direction 50 ft. parallel to Waller St.; thence in an easterly direction 150 ft. to the western boundary of Waller St.; thence along said western boundary of Waller St. 50 ft. to the point of beginning. This lot being in the Reynolds Addition to South Montevallo, which is a part of Montevallo, Alabama.

The first wife of Major Brown, Annie Brown, died intestate while a resident of Shelby County about five years ago. Said Annie Brown never had any children born of her and her Mother and Father both pre-deceased her. Said Annie Brown was not survived by any Brothers or Sisters or their decendents.

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 19th day of June, 19 65

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1-19-65
RECORDED & INDEXED
E.S. DEED BOOK 236 PAGE 96
PD. ON 11-5-65
C. O. H. H. H.
JUDGE OF PROBATE

Major Brown (Seal)
Alvenia Brown (Seal)
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Major Brown and wife, Alvenia Brown whose name s 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 19th day of June A. D., 19 65

Notary Public.

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