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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 Two Thousand and no/100 (\$2,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Francis E. Leonard and wife, Cecile W. Leonard

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

Conrad M. Fowler and wife, Virginia M. Fowler

(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 lot in the Town of Columbiana, Alabama. in the SW 1/4 of NW 1/4 of Section 25, Township 21 South, Range 1 West, more particularly described as follows: Begin at a point on the North margin of Mildred Street, 325 feet east of the east line of Catherine Street, said point being the southwest corner of the F.E. Leonard property and being marked by an iron pipe; and from said point of beginning run in an easterly direction along the north line of Mildred Street a distance of 80 feet to an iron pipe at the southwest corner of the Conrad M. Fowler lot; thence in a northerly direction along the westerly line of the Conrad M. Fowler lot a distance of 178 feet to an iron pipe; thence in a westerly direction a distance of 81 feet to the east line of the C.H. Fore lot at a point 171 feet distant, measured along the east line of the C.H. Fore lot from the north line of Mildred Street, which point is marked by an iron pipe; thence in a southerly direction along the east line of the C.H. Fore lot a distance of 171 feet to the 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 28th day of June, 1965

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 6-30-65
RECORDED & INDEXED
\$2.00
PD. ON 7-1-65

Francis E. Leonard (Seal)

Cecile W. Leonard (Seal)

(Seal)

STATE OF ALABAMA

Shelby, COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, L. G. Fulton, Clerk of Circuit Court of Shelby County, Alabama, hereby certify that Francis E. Leonard and wife, Cecile W. Leonard, 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 28th day of June, A. D., 1965

L. G. Fulton
Clerk of Circuit Court of
Shelby County, Alabama

Notary Public.

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