

2/8/65

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 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Bearden and wife, Ada W. Bearden

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

Henry W. Chambers and wife, Margaret L. Chambers

(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 triangular lot situated in the SE 1/4 of NE 1/4 of Section 12, Township 20, Range 2 West, described as follows: For point of beginning, begin at a point on the North boundary of said SE 1/4 of NE 1/4 of Section 12, Township 20, Range 2 West, which said point is 390 feet West of the NE corner of said Quarter Quarter Section; thence run East along the North boundary of said Quarter Quarter Section 390 feet to the NE corner of the same; thence South 22 deg. 30' West 370 feet to a point; thence Northwesterly 363 feet, more or less, to the point of beginning.

THERE IS EXCEPTED from this conveyance all existing roadways on said property including, but not restricted to, roads to which Shelby County has a right of way of record.

THERE IS ALSO EXCEPTED any utility permits of record.

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 7th day of July, 1965.

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS DEED WAS FILED ON 7/2/65 RECORDED & S. S. PD. JUDGE OF PROBATE

James Bearden (Seal)
Ada W. Bearden (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Bearden and Ada W. Bearden 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 7 day of July, 1965.

James Bearden Notary Public.

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