

4943

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 Five Hundred Fifty and No/100 (\$550.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Margaret Galbreath, a widow; Ernest W. Galbreath and wife, Mary Ruth Galbreath; Gordon D. Galbreath and wife, Belle Galbreath; and Floyd Galbreath and wife, Estine Galbreath (herein referred to as grantors) do grant, bargain, sell and convey unto

A. J. Craft and wife, Sue Craft

(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:

Commencing at the NE corner of the NW 1/4 of the SE 1/4 of Section 12, Township 24, Range 15 East run West along the North line of said quarter-quarter section for a distance of 418.4 feet to a point on the West side of a public road; thence turn left and run on a bearing of South 46 deg. West for a distance of 151.2 feet; thence turn right and run on a bearing of South 49 deg. 30 min. West and run for a distance of 270.0 feet, more or less, to the point of beginning of the land hereby conveyed; thence turn right and run on a bearing of North 3 deg. 30 min. West for a distance of 25.0 feet; thence turn left and run on a bearing of South 46 deg. 20 min. West for a distance of 150.0 feet; thence turn left and run on a bearing of South 3 deg. 30 min. East for a distance of 50.0 feet; thence turn an angle to the left of 90 deg. and run for a distance of 65.0 feet, more or less, to a point on the West boundary line of a public road; thence turn left and run in a Northeasterly direction along said West boundary line of said public road for a distance of 150.0 feet, more or less, to the point of beginning, the entire tract of land hereinabove conveyed is situated in Shelby County, Alabama.

The Grantors expressly warrant that J. C. Galbreath, the former owner of the above described property died while a resident of Jefferson County, Alabama, on, to-wit, June 5, 1952. That the Estate of said J. C. Galbreath has not been administered, as all debts and claims against said decedent have been paid, and that the Grantors are the sole surviving heirs and next of kin of said decedent, Margaret Galbreath, being the widow of said J. C. Galbreath, and Ernest W. Galbreath, Gordon D. Galbreath, and Floyd Galbreath being the sons of said decedent. The Grantors further warrant that said Ernest W. Galbreath, Gordon D. Galbreath, and Floyd Galbreath together with three more children who died as infants are all of the children ever born of said J. C. Galbreath.

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 31 day of May, 1955.

WITNESS:

Gordon D. Galbreath

Belle Galbreath

Floyd Galbreath

Estine Galbreath

STATE OF ALABAMA

SHELBY COUNTY

Margaret Galbreath (Seal)
Ernest W. Galbreath (Seal)
Mary Ruth Galbreath (Seal)

General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Margaret Galbreath, a widow, and Ernest W. Galbreath whose name is 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 25th day of May, A. D., 1955.

Notary Public

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STATE OF FLORIDA
DADE COUNTY

I, Smith Wallace, a Notary Public in and for said County, in said State, hereby certify that Gordon D. Galbreath and wife, Bella Galbreath; and Mary Ruth Galbreath, wife of Ernest W. Galbreath 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 the 31 day of May, 1965.

Smith Wallace

Notary Public
NOTARY PUBLIC STATE OF FLORIDA at LARGE
MY COMMISSION EXPIRES FEB. 4, 1968
BONDED THROUGH FRED W. DISTENFELD

STATE OF ALABAMA
JEFFERSON COUNTY

I, Hattie Rogers Justice of Peace, a Notary Public in and for said County, in said State, hereby certify that Floyd Galbreath and wife, Estine Galbreath 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 the 5 day of June, 1965.

Hattie Rogers Justice of Peace

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8-10-65
RECORDED & \$ MTG. TAX
IN \$ 1.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Co. J. A. Funder
JUDGE OF PROBATE

236 452

LAWYERS

THIS FORM MUST
BE FILED WITH THE
ORIGINAL INSTRUMENT
IN THE OFFICE OF THE
CLERK OF THE COURT

1.00
1.10
3.55

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVORS

RETURN TO

Living