

5269

1500.00

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 Other Consideration 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, Henry Moon and wife, Vonzell Goodwin Moon

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

Sidney M. Bird, Jr. and wife, Patricia C. Bird

(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:

Commence at the monument marking the Northeast corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, as surveyed by Frank W Wheeler; thence run South 89 deg. 00 min. West along North line of said quarter quarter section a distance of 1016.4 feet to the Northwest corner of Henry Moon lot, which is marked by an iron pin; thence turn an angle of 90 deg. to the left and run thence 264 feet to the point of beginning of the lot herein described and conveyed, which said point is marked by an iron pin; thence continue South-erly in the same direction 132 feet to a point marked by an iron pin, and which said point constitutes the Northeast corner of the L. G. Fulton and Nell Fulton lot; thence turn an angle of 90 deg. to the right and run thence Westerly along the North boundary of said Fulton lot 150 feet to the East boundary of a street, which said point is marked by an iron pin; and which point constitutes the Northwest corner of said Fulton lot; thence turn an angle of 90 deg. to the right and run thence Northerly along the East boundary of said street, 132 feet to a point marked by an iron pin; thence turn an angle of 90 deg. to the right and run thence Easterly 150 feet to point of beginning.

As a part of the consideration for this conveyance, the grantees herei n assume and agree to pay to the Town of Columbiana, Alabama, the balance due on the municipal assessment lien against the above described property.



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 24th day of July, 1965

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/1/65
7/24/65
RECORDED &
INDEXED
ED. ON T

Henry Moon (Seal)
Vonzell Goodwin Moon (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 Henry Moon and wife, Vonzell Goodwin Moon 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 24th day of July

Oliver P. Head

Notary Public

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