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1000.00

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

SHELBY

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other good and valuable considerations ~~DOLLARS~~

to the undersigned grantor Nolan L. Shory

in hand paid by R. W. Folds & wife Edyth Folds

the receipt whereof is acknowledged I, the said Nolan L. Shory

do ~~grant, bargain, sell and~~ convey unto the said R. W. Folds & wife Edyth Folds

A LIFE ESTATE ONLY,
as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:



Parcel I. The southernmost portion of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 27, Township 17, Range 1, East lying between the County Road and th South Boundary of said quarter, being approximately 1 $\frac{1}{2}$ acres.

Parcel II. The NE $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NW $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 27, Township 17, Range 1 East, being approximately 2 $\frac{1}{2}$ acres.

This conveyance subject to the following conditions;

1. Property to be used for homestead only by and during the lifetime of grantees and no sale or assignment will be made except to or with permission of grantor.
2. Grantees to have domestic use of water line (existing) to spring located on NE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 27, Township 17, Range 1 East.
3. Grantor will pay property taxes on above described property to the extent of value of present improvements.
4. Grantees will maintain land in good condition and improvements in good repair at their own expense and insure same against fire & torando damage.

TO HAVE AND TO HOLD Unto the said R.W. Folds & wife Edyth Folds for the rest of their natural lives

as joint tenants, with right of survivorship, ~~their heirs and assigns, forever~~; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and ~~if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common~~. then on death of surviving grantee title in fee simple will revert to grantor, his heirs or assigns.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances. except mortgage to Jefferson Federal Savings & Loan Assn, Birmingham, Ala.

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal,

this 30th day of July, 1965

WITNESSES:

Nolan L. Shory (Seal.)
____ (Seal.)
____ (Seal.)
____ (Seal.)

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RETURN TO:

Nolan L. Shory

TO

R. W. Folds & Wife Edyth Folds

4x1 Accts

LIFE ESTATE

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of ALABAMA
JEFFERSON COUNTY

I, Deane Mae Ear Jones

a Notary Public in and for said County, in said State,

hereby certify that Nolan L. Shory, an unmarried man
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of July, 1965

Deane Mae Ear Jones

Notary Public.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/9/65
RECORDED & INDEXED
E. S. 1.00
PD. ON T

JUDGE OF PROBATE

668 PM 937 236 895