

5687 dpr 1500.00
con. to 295 dpr 173

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, /and execution of purchase money mortgage in amount of \$4,750.00

That in consideration of ONE THOUSAND, FIVE HUNDRED and NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, HILDA K. HANCOCK and husband, ALFONSO HANCOCK

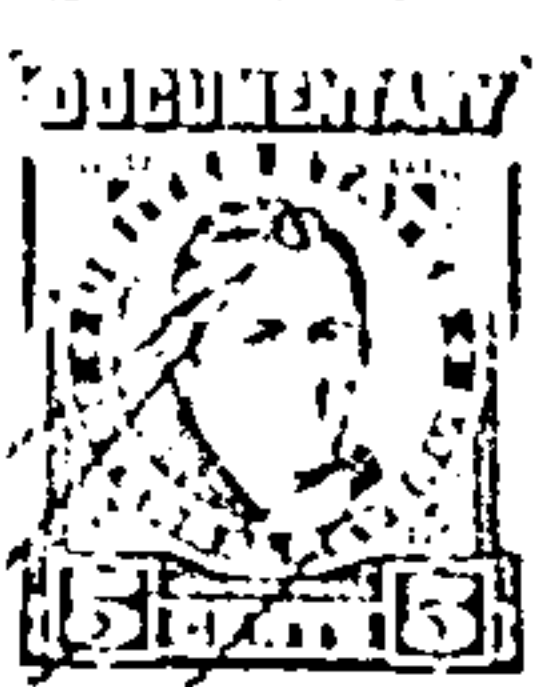
(herein referred to as grantors) do grant, bargain, sell and convey unto

REEFORD CHANEY and wife, BARBARA W. CHANEY

(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:

Lot 1, in Block 5, In Indian Springs Ranch, being a subdivision of a part of the N $\frac{1}{2}$ of SE $\frac{1}{4}$, and the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 29; a part of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 28; a part of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 32; and a part of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 33; all in Township 19 South, Range 2 West, situated in Shelby County, Alabama, according to the plat thereof prepared by A. A. Winters, Registered Surveyor and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958, in Map Record 4, Page 29.

Subject to: Line permits to Alabama Power Company dated 8/18/55; 9/1/55; 9/2/55 and recorded respectively in Deed Book 176, Pages 73, 74 and 75, in the Probate Office of Shelby County, Alabama; Easement to Alabama Power Company and Southern Bell Telephone & Telegraph Company, dated Oct. 6th, 1958, and recorded in Deed Book 198, Page 491, in the said Probate Office; Restrictive covenants dated Sept. 25th, 1958, and recorded in Deed Book 195, Page 467, and amended restrictions dated Feb. 26th, 1963, and recorded in Deed Book 224, Page 436, in the said Probate Office.



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 6th day of August, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8-13-65
RECORDED & \$1.00 TAX
& \$2.00 ADDED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Hilda K. Hancock (Seal)
(Hilda K. Hancock)

Alfonso Hancock (Seal)
(Alfonso Hancock)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hilda K. Hancock and husband, Alfonso Hancock 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 6th day of August, A. D., 1965

Margaret Scruggs
Notary Public.

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