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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

William L. Tibbs and wife, Doris M. Tibbs

(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 lot situated in the SE¹/₄ of NE¹/₄ of Section 12, Township 20, Range 2 West, described as follows: Commence at the NW corner of said Quarter Quarter Section and run Southerly along the West boundary of said Quarter Quarter Section a distance of 664.3 feet to the SW corner of the Richard and Clara Brasher lot; thence run Easterly along the South boundary of said Brasher lot and parallel with the North boundary of said Quarter Quarter Section a distance of 196.72 feet to the SE corner of said Brasher lot; and which point is the point of beginning of the lot herein described, and which point also constitutes the SW corner of the Mary E. Nutter lot; thence run Easterly along the South boundary of said Mary E. Nutter lot and parallel with the North boundary of said Quarter Quarter Section a distance of 196.72 feet to the SE corner of said Nutter lot; thence run Southerly parallel with the West boundary of said Quarter Quarter Section a distance of 664.3 feet to the South boundary of said Quarter Quarter Section; thence run Westerly along the South boundary of said Quarter Quarter Section a distance of 196.72 feet to the SE corner of the Martin and Ruthie Land lot; thence run Northerly along the East boundary of said Martin and Ruthie Land lot a distance of 664.3 feet, more or less, to point of beginning.

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 my self (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 12th day of August, 1965

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/23/65
RECORDED & INDEXED
\$ 2.00
PD. ON 11/1/65

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

STATE OF ALABAMA
SHELBY COUNTY

JUDGE OF PROBATE

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 12th day of August, A. D. 1965.

James Brasher
Notary Public.

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