

6296

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,

J.C. Farr and wife, Gladys Farr (herein referred to as grantors) do grant, bargain, sell and convey unto

James Arley Key and wife, Janice Key (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:

Begin at the SW corner of SW 1/4 of SW 1/4, Section 11, Township 21, Range 1 East, and run Easterly along the South boundary of said Quarter Quarter Section 531 feet to a point; thence turn an angle of 90 deg. left and run thence Northerly and parallel with the West boundary of said Quarter Quarter Section 205 feet to a point; thence turn an angle of 90 deg. to the left and run thence Westerly, parallel with the South boundary of said Quarter Quarter Section 531 feet to the West boundary of said Quarter Quarter Section; thence Southerly, along the West boundary of said Quarter Quarter Section 205 feet 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 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 30th day of August, 1965

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 1 PM 9-9-65 RECORDED & \$50.00 MTG. TAX PD. ON THIS INSTRUMENT.

J. C. Farr (Seal) Gladys Farr (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 J. C. Farr and wife, Gladys Farr, 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 of the date the same bears date. Given under my hand and official seal this 30 day of August, A. D., 1965.

Notary Public.

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