

Total 45,000.00

Form 1-1-5 Rev. 12-62

15,130.00

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rec mty 296 p 237

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 EIGHT THOUSAND DOLLARS & other good & valuable consideration hereinafter stated to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ollie Johnson and husband, Jesse H. Johnson

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

Condie L. Lowrey and wife, Sandra H. Lowrey

(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:

All that part of the following described land which lies West of Shelby County Highway No. 49:

All of the S $\frac{1}{2}$ of NE $\frac{1}{4}$, except that part lying North and West of Yellow Leaf Creek and North half of SE $\frac{1}{4}$; all in Section 13, Township 20 South, Range 1 West.

Except public road rights of way and transmission line permits of record.

As a part of the consideration hereof, grantees herein assume and agree to pay as the same shall become due the unpaid balance on that certain mortgaged indebtedness evidenced by mortgage from Ollie Johnson and husband to the Federal Land Bank of New Orleans, recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 270, page 660, on which said mortgage grantors covenant with grantees that there is an unpaid balance of \$7130.00.

As a further part of the consideration grantees have executed back to Ollie Johnson a purchase money mortgage for \$29,870.00.

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 14th day of October, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10-14-65
RECORDED & INDEXED
PD. ON 10-14-65
MTG. TAX
\$12.00
JUDGE OF PROBATE

Ollie Johnson (Seal)
Jesse H. Johnson (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ollie Johnson and Jesse H. Johnson 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 14th day of October, A. D. 1965.

Notary Public

BOOK 238 PAGE 307