

799

11,450.00

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 TEN DOLLARS & other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Eva Stone and husband, A. R. Stone
(herein referred to as grantors) do grant, bargain, sell and convey unto

Norse D. Luker and wife, Martha B. Luker
(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, ^{an undivided one-half interest} the following described real estate situated in Shelby County, Alabama to-wit:

S $\frac{1}{2}$ of NW $\frac{1}{4}$ of NE $\frac{1}{4}$; all of NE $\frac{1}{4}$ of NW $\frac{1}{4}$; all of SW $\frac{1}{4}$ of NW $\frac{1}{4}$; all of NW $\frac{1}{4}$ of NW $\frac{1}{4}$; all that part of S $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying West of Montevallo-Elyton Road.

All of above said property being situated in Section 33, Township 20 South, Range 3 West, Shelby County, Alabama.

As a part of the consideration hereof, grantees herein, along with Frank Griffin and wife, in accordance with written contract this date executed, assume and agree to pay in full the mortgaged indebtedness secured by mortgage to Federal Land Bank of New Orleans recorded in Probate Office of Shelby County, Alabama in Mortgage Book 292, page 201 and the mortgaged indebtedness secured by mortgage to Interstate Mortgage & Leasing Company recorded in said Probate Office in Mortgage Book 295, page 9 which was assigned by assignment recorded in Deed Book 236, page 808 to North American Acceptance Corporation.

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 4th day of November, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11-4-65
RECORDED & \$4.00 TAX
PAID ON THIS INSTRUMENT.

Eva Stone (Seal)
(Eva Stone)
A. R. Stone (Seal)
(A. R. Stone)

STATE OF ALABAMA }
SHELBY COUNTY }
the undersigned, *Conrad M. Brasher* JUDGE OF PROBATE

I, *Eva Stone and A. R. Stone*, a Notary Public in and for said County, in said State, hereby certify that *Eva Stone and A. R. Stone* whose name *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 4th day of November, A. D., 1965.

Lanier Brasher
Notary Public.

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PUBLIC