

2427

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 FIFTEEN HUNDRED AND NO/100 (\$1500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Paul M. Hawkins and wife, Faye G. Hawkins
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leonard Paul LeSueur and wife, Peggy LeSueur
(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 part of the NW¹/₄ of NW¹/₄ of Section 2, Township 21 South, Range 3 West, described as follows: Commencing at the SE corner of the NW¹/₄ of NW¹/₄ of Section 2, Township 21 South, Range 3 West and run West 360 feet to point of beginning; thence continue West 150 feet; thence North 210 feet; thence East 150 feet; thence South 210 feet to point of beginning. Situated in Shelby County, Alabama.



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 18th day of January, 1966.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1/18/66
RECORDED & \$1.00 MTG. TAX
& \$1.00 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Paul M. Hawkins (Seal)
Faye G. Hawkins (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul M. Hawkins and wife, Faye G. Hawkins, 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 18th day of January, A. D., 1966.

Notary Public.