

4575

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 ONE HUNDRED AND NO/100 (\$100.00) DOLLARS

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

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

Nathan W. Averett, Sr. and wife, Iona Averett

(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 NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 26, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the NW corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 26, Township 21 South, Range 1 West; thence run South 39 deg. 01 min. East a distance of 1067.56 feet; thence turn an angle of 61 deg. 25 min. 30 sec. to the left and run a distance of 434.00 feet to the point of beginning; thence continue in the same direction a distance of 141.35 feet to the NW right of way line of Ala. Hwy No. 25 Columbiana, By-Pass; thence turn an angle of 121 deg. 05 min. to the right and run along said Right of way line a distance of 149.00 feet; thence turn an angle of 30 deg. 30 min. to the right and run along said right of way line a distance of 79.92 feet; thence turn an angle of 120 deg. 27 min. to the right and run a distance of 165.74 feet to the point of beginning. Situated in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY
WAS FILED IN
4-7-66
RECORDED
& 50
PD. ON THIS
JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 4th day of April, 1966

WITNESS:

Ona Ray (Seal)
(Ona Ray)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ona Ray whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, A. D., 1966

Notary Public.

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