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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 ~~Six Thousand~~ eight hundred and 00/100 (\$8,800.00) DOLLARS

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

Margaret Lavada Ambrose, a single woman; and E. A. Ambrose and wife Anne Eliaabeth /Ambrose
(herein referred to as grantors) do grant, bargain, sell and convey unto

James Leach and wife Beverly Leach

(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 Lots 5, 17, and 18 of Block 2 of the Birmingham Junction Subdivision as recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the Northeast corner of the SE¹/₄ of Section 8, Township 24 North, Range 12 East, run Westerly along the North boundary line of said SE¹/₄ of Section 8, Township 24 North, Range 12 East, 314.44 feet, more or less, to the point of intersection of the North boundary line of the SE¹/₄ of Section 8, Township 24 North, Range 12 East, and the center line of the Southern Railroad; thence turn an angle of 54 deg. 23 min. to the left and run southwesterly along the center line of said Southern R. R. for 316.80 feet; thence turn an angle of 90 deg. to the left and run Southeasterly 350.00 feet to the point of beginning of the land herein described; thence turn an angle of 90 deg. to the right and run southwesterly 100.05 feet; thence turn an angle of 92 deg. 43 min. 30 sec. to the left and run southeasterly 135.0 feet; thence turn an angle of 94 deg. 49 min. 30 sec. to the left and run northeasterly 156.03 feet; thence turn an angle of 82 deg. 40 min. 40 sec. to the left and run northwesterly 114.35 feet to the 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 9 day of May, 1900

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 1/1/00
RECORDED & INDEXED
PD. 12-26-00

Margaret Lavada Ambrose (Seal)

E. A. Ambrose (Seal)

Anne Elizabeth Ambrose (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 Margaret Lavada Ambrose; and E. A. Ambrose and wife, Anne Elizabeth Ambrose 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 9 day of May, A. D. 1900

Notary Public

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