

5860

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 Dollar and other good and valuable considerations DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Grady E. Blankenship and wife Ella L. Blankenship

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

Claudie J. Brewer and wife Delois Brewer

(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:

Lot No. 31 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the north right of way line of Center Avenue and the east right of way line of Cotten Street, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northerly along said right of way line of Cotten Street for 85.00 feet to the point of beginning; thence continue northerly along said right of way line of Cotten Street for 70.00 feet; thence 92 deg. 12 min. 57 sec. right and run easterly for 160.62 feet; thence 86 deg. 52 min. 04 sec. right and run southerly for 70.00 feet; thence 93 deg. 06 min. 52 sec. right and run westerly for 161.64 feet to the point of beginning.

Purchasers hereby assume that certain mortgage payable to City Federal Savings and Loan Association, recorded in Vol. 298, page 452, Office of the Judge of Probate of Jefferson County, Alabama, mortgage being in the amount of \$1,021.91.

This instrument prepared by Dempsey F. Pennington, 929 Frank Nelson Building, Birmingham, 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 out hand(s) and seal(s), this 22nd day of March, 1966.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 5-31-66
RECORDED & INDEXED
& \$5.00 TAX
PD. C. T. General Acknowledgment

STATE OF ALABAMA

Jefferson COUNTY

I, A. J. Pennington, Notary Public in and for said County, in said State, hereby certify that Grady E. Blankenship and Ella L. Blankenship 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 22nd day of March, A. D., 1966.

Notary Public.

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