

7110

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

C. H. Harris and wife, Tippie B. Harris

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

C. H. Harris and Tippie B. Harris

(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:

Begin at the northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West; thence in a southerly direction along the east line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 460 feet; thence 69 deg. 19 min. to the right 654.48 feet, which line runs part of the way along the north property line of Lot 15, Cahaba River Estates; thence in a westerly direction 21 deg. 29 min. to the right along the north property line of Lots 16 and 17, Cahaba River Estates, 437.65 feet to the northwest corner of Lot 17, Cahaba River Estates; thence 18 deg. 38 min. to the left in the present road 198.45 feet; thence 124 deg. to the right in the center of the present road 169.56 feet; thence 9 deg. 46 min. to the right in the center of the present road 226.40 feet; thence 1 deg. 14 min. to the left 430.40 feet along the present road to the intersection of the north property line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West; thence in an easterly direction along said north property line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 26, Township 19 South, Range 3 West 913.20 feet to point of beginning, containing 15.658 acres.

It is our intention to convey our homeplace whether correctly described herein or not.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

24 1966
RECORDED & \$ MTG. TAX

\$5 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Cornelius M. Fowler
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, we have hereunto set our hand(s) and seal(s), this 5th day of November, 1964.

WITNESS:

C. H. Harris (Seal)
Tippie B. Harris (Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

for State at Large

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that C. H. Harris and wife, Tippie B. Harris, 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 5th day of November, A. D., 1964.

Martha B. Joiner
Notary Public.

BOOK 243 PAGE 514