

8043

2900.00

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 TEN DOLLARS & other good and valuable consideration ~~NO DOLLARS~~to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Grace L. Miles, an unmarried woman

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

D. M. Carroll and wife, Frances J. Carroll

(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. 2, according to the map of Farris Estates, as recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 13 and that part of Lot No. 3 of said Farris Estates described as follows: Commencing at the NW corner of said Lot No. 3 and run thence Southerly along the West boundary of said Lot No. 3 a distance of 72.33 feet to a point; thence Easterly to the SE corner of said Lot No. 3; thence Northerly along the East boundary of said Lot No. 3 a distance of 66.74 feet to the NE corner of said Lot No. 3; thence Westerly along the North boundary of said Lot No. 3 a distance of 116.04 feet to the point of beginning; said map of Farris Estates originally having been recorded at page 9 of Map Book 4, in the Probate Office of Shelby County, Alabama, and subsequently having been moved or re-recorded at page 13 of said Map Book 4.

As a part of the consideration hereof grantees herein assume and agree to pay as the same becomes due the unpaid balance of the mortgaged indebtedness evidenced by that certain mortgage from James R. Miles and Grace L. Miles to Shelby County Savings & Loan Association dated September 15, 1961 and recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 273, page 963.

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 23rd day of August, 1966.

WITNESS:

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

8.23.1966

Grace L. Miles (Seal)
(Grace L. Miles)

RECORDED & \$ MTG. TAX

\$3.00 DEED TAX HAS BEEN
PD ON THIS INSTRUMENT.

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 Grace L. Miles 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 23rd day of August, A. D., 1966.

Lennie Brasher
Notary Public.

219
BOOK 214 PAGE