

8635

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 Eight Hundred Fifty and no/100 DOLLARS

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

Burl Morgan and wife, Emmie Morgan

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

James R. Efferson and Mavis A. Efferson

(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:

Commence at the northeast corner of SE 1/4 of NW 1/4, Section 2, Township 24 North, Range 12 East, and run thence in a southerly direction along the east line of said quarter-quarter a distance of 150.44 feet to the point of beginning of the lot herein conveyed; thence continue in the same southerly direction along the east line of said quarter-quarter a distance of 220.00 feet to the northeast corner of lot owned by D. L. and Johnnie Wallace; thence turn an angle of 98 deg. 16 min. to the right and run westerly a distance of 190.0 feet to the east line of a driveway; thence turn an angle of 81 deg. 44 min. to the right and run north along said driveway for a distance of 220.0 feet; thence turn an angle of 98 deg. 16 min. to the right and run easterly 190.0 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 10th day of August September 19 66

WITNESS:

STATE OF ALA., SHELBY CO., I CERTIFY THIS INSTRUMENT WAS FILED ON 9-16-66

Burl Morgan (Seal)

RECORDED & \$1.00 MTG. TAX

Emmie Morgan (Seal)

\$1.00 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT.

Emmie Morgan (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, W.R. Broadhead, a Notary Public in and for said County, in said State, hereby certify that Burl Morgan and wife, Emmie Morgan, 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 10th day of August September A. D., 1966

W.R. Broadhead Notary Public.

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