

8879

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, Sara Pauline Gentry Broadway (being one and the same person as Pauline Gentry and Polly Gentry) and husband, A. D. Broadway (herein referred to as grantors) do grant, bargain, sell and convey unto

Sara Pauline Broadway and husband A. D. Broadway

(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:

Lots 1 and 2 in Block 1 according to a map entitled "Storrs & Fletchers Addition to Calera, Alabama", as recorded in Map Book 3 page 42 in the Probate Office of Shelby County, Alabama, being a part of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East; said lots fronting 100' on the west side of 12th Street, now known as Montgomery Avenue and extending back in a westerly direction of uniform width, a distance of 120' and bounded on the north by 20th Avenue in the town of Calera, Alabama;

Lots No. 3 in Block No. 1 according to "Storrs & Fletchers Addition to Calera, Alabama" as shown by survey made on January 20, 1887 by John H. Dunstan, Civil Engineer, and adopted on Feb. 9, 1888, and being a plat and survey of the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 24, Range 13 East, owned by G. G. Fletcher and John S. Storrs as shown by survey recorded in Map Book 3 on page 42 in the Office of Judge of Probate of Shelby County, Alabama; said lot fronting 50 feet on the west side of 12th Street better known as Montgomery Avenue, and running back in a westward direction of uniform width a distance of 120 feet.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2 PM
9-26 1966

RECORDED & \$ MTG. TAX

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

Conrad 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 23rd day of September, 1966

WITNESS:

Sara Pauline Gentry Broadway (Seal)
A. D. Broadway (Seal)

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, Martha B. Jaine, a Notary Public in and for said County, in said State, hereby certify that Sara Pauline Gentry Broadway and husband, A. D. Broadway whose name 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 23rd day of September, A. D., 1966

Martha B. Jaine
Notary Public.

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