

540

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 Thirty-five Thousand, Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. L. Moore and wife, Ethel Mae Moore

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

Virgil C. Lugar and Audrey A. Lugar

(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:

The SE $\frac{1}{4}$ of NW $\frac{1}{4}$, EXCEPT 3 acres in northwest corner thereof, described in deed to S.D. Salser recorded in Deed Book 53 page 99; and EXCEPT a 2 acre tract for school as shown in Deed Book 39 page 516 (which parcel is now owned by James C. Burnett) and also EXCEPT six acres sold to James C. Burnett as described in Deed Book 242 page 839; all being in Section 12;

The SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and all that part of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ lying east of Pumpkin Swamp Road and south of Yellow Leaf Creek in Section 12;

All that part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ lying west of Yellow Leaf Creek in Section 12;

The NW $\frac{1}{4}$ of SE $\frac{1}{4}$, except 1/2 acre in northwest corner thereof, which runs 70 yards east and west and 35 yards north and south and is described in deed book 41 on page 394 in Probate Office of Shelby County, Alabama, being in Section 12;

All that part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ lying south and west of Yellow Leaf Creek in Section 12;

All above being in Township 20 South, Range 1 West.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/4/66

10-22-1966

RECORDED & ~~PAID~~ TAX
3850
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 20th day of October, 1966.

WITNESS:

J. L. Moore (Seal)
Ethel Mae Moore (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that J. L. Moore and wife, Ethel Mae Moore 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 20th day of October, A. D., 1966

Martha B. Joiner
Notary Public.

BOOK 243 PAGE 380

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