

1284

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBLY 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, Paul S. Smith and wife, Florine Smith

(herein referred to as grantors) do grant, bargain, sell and convey unto Paul S. Smith and Florine Smith

(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:

A lot or parcel of land situated in the town of Wilsonville, Alabama, and known as the J. L. Riddle place, together with the improvements thereon, and more particularly described as a lot of land 70 yards square, commencing at the northwest corner of the lot known as the Hall lot in the center of the public road, and running along the center of said road in a northeasterly direction 70 yards; thence south of east 70 yards; thence west of south 70 yards; thence north of west 70 yards to the point of beginning, lying parallel with Harpersville public road, in Section 6, Township 21, Range 2 East. There is excepted herefrom the right of way for the public road. There is also EXCEPTED the following described lot which has been sold to W.R. & Ruth N. Moore: Commence at the northwest corner of said Section 6 and thence run No. 89 deg. 30 min East a distance of 660.0 feet; thence run south 0 deg. 37 min. West a distance of 660 feet; thence run No. 89 deg. 30 min. East a distance of 313.20 feet to west r/o/w line of Highway 25; thence turn an angle of 27 deg 43 min to right and run 66.0 feet to east R.O.W line & point of beginning; thence turn an angle 4 deg. 06 min to right and run a distance of 216.14 feet; thence turn an angle of 90 deg. to right and run a distance of 115.30 feet; thence turn an angle of 88 deg. 43 min. to right and run 215.78 feet to east R.O.W line of said Highway; thence turn an angle of 91 deg. 07 min. to right and along said R.O.W. a distance of 118.88 feet to point of beginning; of said exception, which is situated in NW 1/4 of NW 1/4 of said Section 6, Township 21, Range 2 East.

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 November, 1966

WITNESS:

STATE OF ALA. SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11-26-1966

RECORDED & \$ MTG. TAX
\$ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Paul S. Smith (Seal)

Florine B. Smith (Seal)

Florine Smith (Seal)

STATE OF ALABAMA

Shelby COUNTY

Comas M. Fowler
JUDGE OF PROBATE

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Paul S. Smith and wife, Florine Smith 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 November, A. D., 1966

Martha B. Joiner
Notary Public.

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