

1430

400

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 other valuable consideration and Ten and No/100 DOLLARS

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

Oscar Deramus and wife, Sallie Deramus

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

James Ross and wife, Leatha Ross

(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 part of the NW 1/4 of NE 1/4 Section 9, Township 22 South, Range 2 West, described as follows: Commencing at the SE corner of said quarter-quarter section and run South 86 deg. 30 min. West 420 feet; thence run North 2 deg. 30 min. West 370 feet to point of beginning of lot herein described; thence run South 86 deg. 30 min. West 385.5 feet to East boundary of U. S. Highway No. 31; thence North 2 deg. 40 min. East along East boundary of said Highway 90 feet; thence run North 77 deg. 45 min. East 367.7 feet; thence run South 11 deg. 5 min. East 98.3 feet; thence run South 2 deg. 30 min. East 50 feet to point of beginning.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/3 1966

RECORDED & \$ MTG. TAX

\$ 5.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Courtesy 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 3rd day of December, 1966.

WITNESS:

Oscar Deramus (Seal)
Sallie Deramus (Seal)

BOOK 24 PAGE 802

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that Oscar Deramus and wife, Sallie Deramus whose name S 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 3rd day of December, 1966.

Oliver P. Head
Notary Public.