

2291

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 THOUSAND AND NO/100 DOLLARS and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, W. W. Rabren and wife, Emily C. Rabren (herein referred to as grantors) do grant, bargain, sell and convey unto

Maburn Stricklin and Margaret Stricklin

(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 SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 13, Township 22 South, Range 1 East described as follows: To find the point of beginning start at the Northeast corner of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , thence South 2 deg. East along the East line of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$  a distance of 210 feet to a point, thence at a deflection angle of 57 deg. 07 min. to the right a distance of 136.3 feet to a point, thence at a deflection angle of 18 deg. 31 min. to the left a distance of 152.5 feet to a point, thence at a deflection angle of 35 deg. 10 min. to the left a distance of 100 feet to a point, thence at a deflection angle of 11 deg. 1 min. to the right a distance of 140.2 feet to a point which is the point of beginning, thence at a deflection angle of 19 deg. 07 min. to the right, a distance of 190.8 feet to a point, thence at a deflection angle of 75 deg. 30 min. to the left a distance of 157.0 feet to a point, thence at a deflection angle of 101 deg. 24 min. to the left a distance of 273.5 feet to a point, thence at a deflection angle of 107 deg. 37 min. to the left a distance of 172.1 feet to the point of beginning.

Except that part conveyed to Alabama Power Company by the deed of the grantors in Deed Book 238 at Page 484 in the Probate Office in Shelby County, Alabama.

As a part of the consideration for this conveyance, grantees assume and agree to pay the balance due on the mortgage of grantors to Shelby County Savings and Loan Association of Columbiana, a corporation, dated April 15, 1965, and recorded in Mortgage Book 293, Page 264 in the Probate Office of Shelby County, Alabama.



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 13<sup>th</sup> day of January, 1967.

WITNESS:

STATE OF ALA., SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 1-16-67

RECORDED & \$1.00 REC. TAX

\$1.00 RECORDED TAX HAS BEEN PAID ON THIS INSTRUMENT.

Emily C. Rabren (Seal)  
W. W. Rabren (Seal)

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STATE OF ALABAMA  
Shelby COUNTY

Conrad M. Stricklin  
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that W. W. Rabren and Emily C. Rabren whose name 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 13<sup>th</sup> day of January, A. D., 1967.

Notary Public.