

2868

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of Three Thousand and no/100 (\$3,000.00) - - - DOLLARS and other valuable considerations, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

J. T. Barronton and wife, Irene Barronton

(herein referred to as grantors) do grant, bargain, sell and convey unto John W. Watts and wife, Jeanne C. Watts

(herein referred to as GRANTEES) for and during their joint lives and upon 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:

Commence at the Southwest corner of the SE $\frac{1}{4}$, Section 28, Township 19, South, Range 2 East; thence run North 33° 12' East for a distance of 2081.25 feet to a point of the West right-of-way line of Highway #25 and the point of beginning; thence turn an angle of 0° 56' to the right for a distance of 185.0 feet, along said right-of-way; thence turn an angle of 86° 03' to the left for a distance of 100.0 feet; thence turn an angle of 93° 57' to the left for a distance of 185.0 feet; thence turn an angle of 86° 03' to the left for a distance of 100.0 feet to the point of beginning.

The above lands are subject to a first mortgage from the grantors named herein to Guaranty Savings & Loan Association of Birmingham, Alabama, dated, to-wit, November 5, 1963, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Mortgage Book 285 at page 261;

The above and further considerations recited herein are the promise by grantees to assume and pay the balance due on said mortgage as the payments on same become due.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon 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 X (we) do, for myself (ourselves) and for X (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that X (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and X (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 and seal S this 6th day of March, 1967.

WITNESS:

JUDGE OF PROBATE

REC. BK. & PAGE AS SHOWN IN
O.C. FILE NUMBER

1967 MAR 6

STATE OF ALABAMA
INSTRUMENT WAS
1 CENTURY 1

J. T. Barronton (SEAL)

Irene Barronton (SEAL)

(SEAL)

(SEAL)

RETURN TO *Walter P.O. Box 98*

Hayesville

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

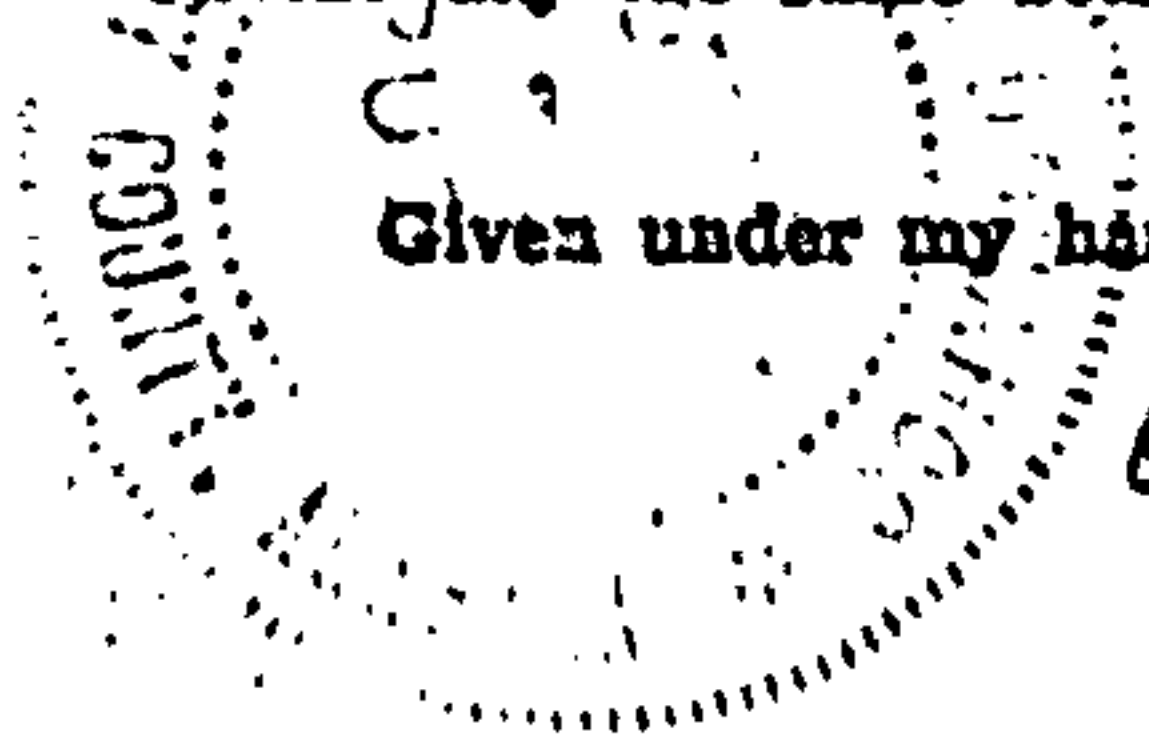
*3.00
1.45
4.45*

MCKAY & LIVINGSTON
Attorneys
First Federal Building
Sylacauga, Alabama

State of Alabama }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that J. T. Barronton and wife, Irene Barronton
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 6th day of March A. D., 19 67.



*Com. E. J. Jones
12/10/68*

Mrs. J. W. Jones
Notary Public

State of }
COUNTY }

I, a Notary Public in and for said County, in said State,
hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public

State of }
COUNTY }

I, a Notary Public in and for said County, in said State,
hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public