

2926

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 TWO HUNDRED AND NO/100 DOLLARS

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

ARTHUR SCOTT and wife, ROXIE SCOTT

(herein referred to as grantors) do grant, bargain, sell and convey unto JAMES DONALD SCOTT and wife, MARY SCOTT

(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:

That certain lot of land situated in the North Half of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 7, Township 20, Range 2 West, described as follows: Commencing at the Southeast corner of the North Half of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 7, and run thence North along the East line of said twenty acres for a distance of 100 feet, more or less, to the South Right of Way line of Mountain Park Public Road; run thence in a Northwesterly direction along the Southern Right of Way line of said Mountain Park Public Road for a distance of 187 feet, marking the Northwest corner of the O. L. Maddox Lot; thence continue along the Southern Right of Way line of said Mountain Park Public Road 160 feet; thence run in a Southwesterly direction and perpendicular to said Mountain Park Public Road a distance of 150 feet to the point of beginning and the parcel herein described; thence continue perpendicular to said Mountain Park Public Road 312 feet, more or less, to the East line of lands conveyed to John LaBue as described in Deed Book No. 203 at Page 346, Office of Judge of Probate of Shelby County, Alabama; thence run Southerly along the East line of said LaBue property 181 feet, more or less, to the South line of the North Half of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 7; thence run East along said South line of the North Half of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 7 390 feet, more or less, to the Southwest corner of said O. L. Maddox Lot; thence run Northerly along the West line of said O. L. Maddox Lot 250 feet to the South Right of Way line of said Mountain Park Public Road, said point being the Northeast corner of a parcel heretofore conveyed to James Donald Scott as described in Deed Book No. 191 at Page 515, in said Probate Office; thence run in a Southwesterly direction and perpendicular to said Mountain Park Public Road 150 feet to the Southeast corner of said James Donald Scott Lot; thence run Northwesterly and parallel with said Mountain Park Public Road 160 feet to the Southwest corner of said James Donald Scott Lot, which is the point of beginning.

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 1st day of March, 1967.

WITNESS:

Arthur Scott (Seal)

Roxie Scott (Seal)

(Seal)

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 ARTHUR SCOTT and wife, ROXIE SCOTT 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 1st day of March, A. D., 1967.

Notary Public.

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RECORDED  
INDEXED  
MAR 13 1967  
SHELBY COUNTY, ALA.  
REC. CLERK'S OFFICE