

3971

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 Dollar (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **S. A. Trott, and wife Annie Lou Trott**

(herein referred to as grantors) do grant, bargain, sell and convey unto **J. W. Dodson and wife Virginia F. Dodson**

(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:

Commence at the N. E. Corner of the N.W. $\frac{1}{4}$ of the S. W. $\frac{1}{4}$ of the Section 10, Township 19, Range 1 West, Shelby County, Alabama. Run West along quarter section line a distance of 620.61 feet to center line of Old Dunnivant Road, thence run Southwesterly along center line of said road a distance of 145 feet, thence run in a Southeasterly direction to a point on Quarter section line. Said point being 270 feet South of the N. E. corner, run thence along quarter section line to the N. E. corner of said quarter section to the point of beginning, containing 3. 10 acres more or less.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 11:30 am
5/29 1967.

RECORDED & \$ MTG. TAX

\$ 1.50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad 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 22nd day of May, 1967.

WITNESS:

S. A. Trott (Seal)
Annie Lou Trott (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Ray L. Grant, a Notary Public in and for said County, in said State, hereby certify that S. A. Trott, and wife Annie Lou Trott 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 22nd day of May, A. D., 19 67

Ray L. Grant
Notary Public.
My commission expires 9/21/69

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