

5224

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 Hundred Twenty-five and no/100 (\$125.00) DOLLARS

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

U. G. Grady and wife, Ruby Grady

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

Donald Bird andwife, Lorene Bird

(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 NE¹/₄ of NW¹/₄ of Section 8, Township 22, Range 2 West, more particularly described as follows: Commence at the SW corner of said forty and run thence North along West boundary of said forty acres, for a distance of 630 feet to point of beginning of lot herein described and conveyed; thence run East, parallel with South boundary of said forty for a distance of 210 feet; thence North, parallel with the West boundary of said forty for a distance of 210 feet to a point; thence run West parallel with said South boundary of said forty a distance of 210 feet to a point on the West boundary of said forty; thence run South along said West boundary for a distance of 210 feet to point of beginning.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10 JUN

6/23 1966

RECORDED & \$ MTG. TAX

\$.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 30th day of June, 1966

WITNESS:

U. G. Grady (Seal)
(U. G. Grady)

(Ruby Grady)
Ruby Grady (Seal)
(Ruby Grady)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that U. G. Grady and wife, Ruby Grady 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 30th day of June, A. D., 1966

Lennie Brasher
Notary Public.

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