

This instrument was prepared by

(Name)..... Wallace & Ellis, Attorneys

(Address)..... Columbiana, Alabama

Form 1-13 Rev. 1-66

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 & 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 and wife, 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 a point; thence run East, parallel with the South boundary of said forty for a distance of 210 feet to the point of beginning of the lot herein described; thence continue East parallel with said South boundary of said forty a distance of 105 feet to a point; thence run North parallel with the West boundary of said forty for a distance of 420 feet to a point; thence run West and parallel with the South boundary of said forty a distance of 105 feet; thence run South, parallel with the West boundary of said forty 420 feet to point of beginning.

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

6/23/1967

RECORDED & \$ MT. N. A.

\$ 50 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Smith

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 20th day of September, 1966.

WITNESS:

(Seal)

(Seal)

(Seal)

U. G. Grady (Seal)

Ruby Grady (Seal)

(Ruby Grady)

(Seal)

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY

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 20th day of September, A. D., 1966.

Lance Brasher
Notary Public.

895

PAGE

BOOK 248

