

Prepared by; David R. Benson  
1612 - 10 Avenue South  
Birmingham, Alabama  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

7888

State of Alabama

Shelby

COUNTY

} Know All Men By These Presents,

That in consideration of Two Thousand and no/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we, Marshall W. Curtis and Helen W. Curtis (herein referred to as grantors) do grant, bargain, sell and convey unto J. Paul Davis, Jr. and wife Rojeana T. Davis and Eleanor H. Thomas

(herein referred to as GRANTEEES) 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:

Parcel 1: Begin at the NW corner of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 15, Township 20 South, Range 2 West, and run south along west boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 100 feet; thence turn angle of 90 degrees 00' to left and run 150 feet; thence turn angle of 90 degrees 00' to right and run 200 feet; thence turn angle of 90 degrees 00' to left and run 389 feet; thence turn an angle of 90 degrees 00' to left and run 300 feet more or less to point on north boundary line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run west along north boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 539 feet more or less to point of beginning. Mineral and mining rights excepted.

Parcel 2: A part of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 15, Township 20 Range 2 West, described as follows: Commence at the NW corner of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 15 and run south along west boundary, 300 feet; thence run east parallel with north boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 150 feet to point of beginning of tract herein described; thence continue east 220.8 feet; thence run south 200 feet; thence run west 220.8 feet; thence run north 200 feet to point of beginning. Mineral and mining rights excepted.



As part of the consideration herefor the Grantees assume that certain mortgage payable to City Federal Savings and Loan Association, recorded in Vol. 281, Page 182, in the Probate office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seals , this 14<sup>th</sup> day of October , 1967 .

WITNESS:

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FORM 134

Helen W. Curtis  
Marshall W. Curtis

RETURN TO *James R. B. Kelly*

LOUISVILLE TITLE INSURANCE

COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

100%  
1.45  
3.45

J. David Benson  
P.O. Box 1  
Shelby Co.

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

State of Alabama }  
Shelby COUNTY }

General Acknowledgment

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

Given under my hand and official seal this 14<sup>th</sup> day of October

A. D., 1967

*David R. Benson*  
MY COMMISSION EXPIRES AUGUST 19, 1969 Notary Public

State of Alabama }  
Shelby COUNTY }

General Acknowledgment

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

Given under my hand and official seal this 14<sup>th</sup> day of October

A. D., 1967

*David R. Benson*  
MY COMMISSION EXPIRES AUGUST 19, 1969 Notary Public

State of Alabama }  
Shelby COUNTY }

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of

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Notary Public