

8409

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 ~~Nineteen thousand four hundred eighty-five dollars and forty-nine cents~~ <sup>100</sup> ~~dollars,~~ *And other good And VALUABLE CONSIDERATION* to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **John Merritt and wife, Pearl Merritt**

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

**Rodolfo R. Allarde and wife, Jean Allarde**

(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:

Lot 2 Block 2 according to the survey of Indian Springs Ranch as recorded in Map Book 4, page 29, in the Probate Office of Shelby County, Alabama.

Subject to that certain mortgage in the original amount of \$34,500.00 executed on July 22, 1965 by John Merritt and wife, Pearl Merritt to Home Federal Savings and Loan Association, and recorded in Book 294, page 768, in the Probate Office of Shelby County, Alabama, which said mortgage Rodolfo R. Allarde and wife, Jean Allarde do hereby expressly agree to assume and pay upon receipt of this deed.

*Subject TO EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.*

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
*Deed Tax 19.50*  
1967 DEC -2 AM 10:57  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
*Conceded*  
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 25<sup>th</sup> day of November, 1967.

WITNESS:

*John H. Lair*  
*John H. Lair*

*John Merritt* (Seal)  
*Pearl Merritt* (Seal)  
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

**John H. Lair**, a Notary Public in and for said County, in said State, hereby certify that **John Merritt and wife, Pearl Merritt** 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 25<sup>th</sup> day of November, A. D., 1967.

*John H. Lair*  
Notary Public.  
*Comm. Exp. 4-29-72*

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