

4652

dp 450.00  
See entry 308-409

(Name).....

(Address).....

Form 1-15 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 FOUR HUNDRED FIFTY and NO/100 - - - - - DOLLARS  
and execution of purchase money mortgage in amount of \$3,500.00

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

C. T. WALTERS and wife, GLADYS F. WALTERS

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

JACK H. GRAVES and wife, EVELYN L. GRAVES

(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 6, according to "Walters Cove" First Sector, as shown  
by subdivision map recorded in Map Book 5, Page 22, in the  
Probate Office of Shelby County, Alabama.

Subject to: Restrictive covenants and conditions, dated May 22, 1967,  
and recorded in Deed Book 248, Page 750, in the Probate Office of  
Shelby County, Alabama; 60 foot building set-back line along Lake  
Circle and Walters Drive; Subject to flooding rights of Alabama Power  
Company, if any, as shown by Deed Book 52, Page 98, dated March 19,  
1913, and as shown by Deed Book 238, Page 512, which last mentioned  
deed gives the Alabama Power Company the right to flood, cover with or  
surround the lands should the river, or its tributaries, be raised and  
backed up to that certain datum plane of 397 feet above mean sea level  
as established by the U. S. Coast and Geodetic Survey, as adjusted in  
January 1955; and the right to flood, cover or surround with water  
that portion of the lands which lie above such datum plane and which  
would be flooded, covered with or surrounded by such waters should  
such river, or its tributaries, be raised and backed up to that certain  
datum plane of 400 feet above such mean sea level.

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 28<sup>th</sup>  
March 68

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC  
CERTIFY THAT  
INSTRUMENT FILED  
1968 APR -4 PM 10:59  
U.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
C. T. Walters  
JUDGE OF PROBATE

(Seal)

C T Walters  
(C. T. Walters)

(Seal)

(Seal)

Gladys F. Walters  
(Gladys F. Walters)

(Seal)

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that C. T. Walters and wife, Gladys F. Walters  
whose name s. 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 28<sup>th</sup> day of March A. D., 1968

Margaret Scruggs  
Notary Public.

523

252