

2-7817

436

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY CO

COUNTY

} Know All Men By These Presents,

That in consideration of Four Thousand Five Hundred and No/100.....DOLLARS

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

acknowledged we, Cartor L. Shaddix and wife Joyce M. Shaddix

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

Jimmy H. Vernon and wife Linnie M. Vernon

(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:

PARCEL I

The North 1/2 of East 1/2 of NW1/4 of NE1/4 of NE1/4, Section 11, Township 24, Range 12 East. Subject to a 22 foot easement as shown by agreement dated August 23, 1958, recorded in Probate Office of Shelby County, Alabama in deed book 195, page 30.

PARCEL II

Commencing at the Northeast corner of the North one-half of East one-half of Northeast quarter of Northeast quarter of Northeast quarter, Section 11, Township 24 North, Range 12 East and run thence South 3 degrees 50 minutes East 331 feet to the Southeast corner of the Killingsworth lot; thence run South 86 degrees 50 minutes West along the South line of the Killingsworth lot a distance of 140 feet to the point of beginning of the lot herein conveyed; thence continue South 86 degrees 50 minutes West a distance of 191 feet to the Southwest corner of the Killingsworth lot; thence run South 3 degrees 50 minutes East a distance of 93 feet; thence run in a Northeasterly direction a distance of 202.5 feet to the point of beginning.

Subject to a 22 foot easement as shown by agreement dated August 23, 1958, recorded in Probate Office of Shelby County, Alabama in deed book 195, page 30.

As further consideration for this conveyance the grantees herein do assume and agree to pay the balance due on the mortgage in the amount of \$8,750.00 to City Federal Savings and Loan Association, dated November 10, 1961 and recorded in Mortgage Book 274 at page 755 in the Office of Judge of Probate, Shelby County, Alabama, said balance being \$7,521.97.

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:

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 and seal, this

day of November, 1966

WITNESS:

Cartor L. Shaddix

Joyce M. Shaddix

575

BOOK 255

Walea

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

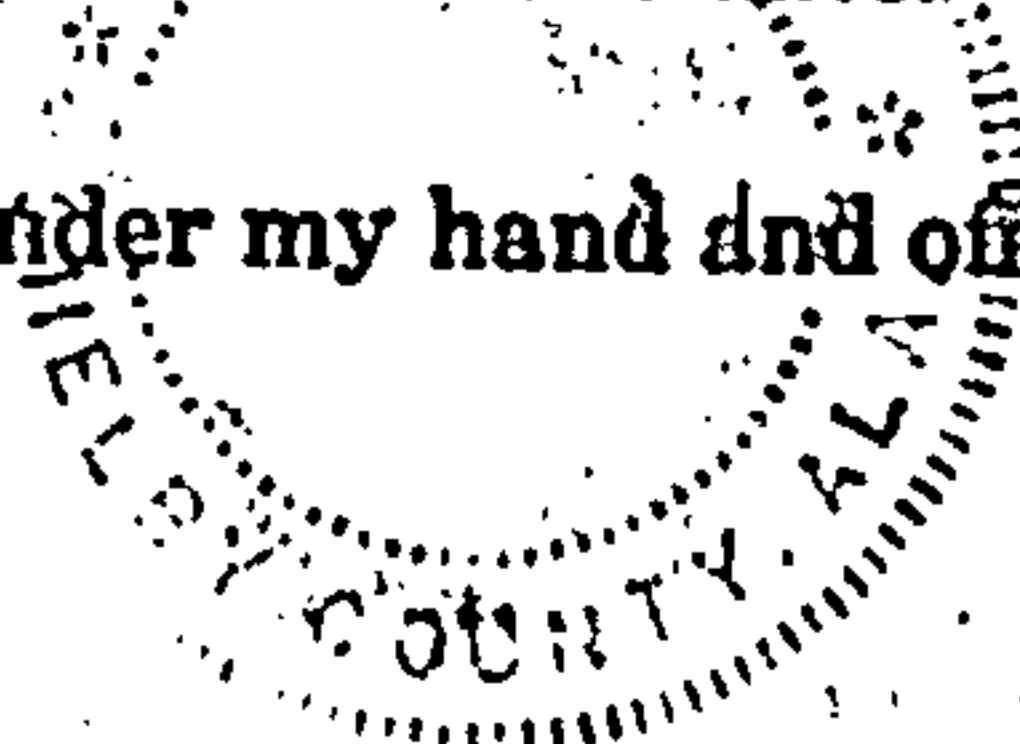
SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Justice of Peace, hereby certify that Carter L. Shaddix and wife, Joyco M. Shaddix 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 15 day of November A. D., 1966.



LE Shaddix
Justice of Peace
Notary Public

State of

COUNTY

General Acknowledgment

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

Given under my hand and official seal this day of A. D., 19

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THAT THE
INSTRUMENT WAS RECORDED
255 NOV-6 PM 0956
U.C.C. FILE NUMBER 180
REC. BK. & PAGE AS SHOWN ABOVE
Carter L. Shaddix
JUDGE OF PROPRTE

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of 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 19

Notary Public

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