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This instrument was prepared by

Min Doc 1.00
(Name) 1696

(Address)

Form 1-1.5 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 FIVE 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,
EMMETT W. CLOUD and wife, MARGARET B. CLOUD
(herein referred to as grantors) do grant, bargain, sell and convey unto

PORTER C. CARTY, JR. and wife, NANN E. CARTY

(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 7, according to the Map of Indian Crest Estates, as recorded in Map Book 5, Page 40, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to: Easements and building line as shown on recorded map; Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 42, Page 246, in the Probate Office of Shelby County, Alabama; Restrictions appearing of record in Deed Book 256, Page 143, in the said Probate Office; Right of way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company by instrument recorded in Deed Book 256, Page 650, in the said Probate Office.

STATE OF ALABAMA
SHELBY COUNTY
RECEIVED
1969 MAR 5 PM 5:30
U.C.C. FILE NO. 11-11-69
B.C. & F.C. AS SHOWN A
Cons. of 11-11-69

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 3rd day of March, 1969.

WITNESS:

(Seal)
(Seal)
(Seal)

Emmett W. Cloud (Seal)
(Emmett W. Cloud)
(Seal)
Margaret B. Cloud (Seal)
(Margaret B. Cloud)

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emmett W. Cloud and wife, Margaret B. Cloud 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 3rd day of March, A. D., 1969.

Margaret Scruggs
Notary Public.

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