

1553

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 & no/100----- DOLLARS

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

(herein referred to as grantors), do grant, bargain, sell and convey unto James M. and Dorothy Denny

(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:

From the northeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West run westerly along the north boundary line of said Section 15, Tsp. 21S., R. 3W. for 688.7 feet; Thence turn an angle of 91 degrees, 14 minutes to the left and run southerly 930.9 feet; Thence turn an angle of 91 degrees, 09 minutes to the right and run westerly 135.3 feet to the point of beginning of the land herein described and conveyed; Thence continue westerly along the last said course for 179.2 feet; Thence turn an angle of 88 degrees, 51 minutes to the right and run northerly 457.1 feet; Thence turn an angle of 91 degrees, 09 minutes to the right and run easterly 204.2 feet; Thence turn an angle of 88 degrees, 51 minutes to the right and run southerly 257.1 feet; Thence turn an angle of 91 degrees, 09 minutes to the right and run westerly 25.0 feet; Thence turn an angle of 91 degrees, 09 minutes to the left and run southerly 200.0 feet to the point of beginning.

This land being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, Township 21 South, Range 3 West and being 2.028 acres, more or less.

REC'D & FILED
JAN 20 PM 3:59
SHELBY COUNTY ALA
DEED
1969

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, I have hereunto set my hand(s) and seal(s), this Jan. 28, 1969 day of Jan., 1969

WITNESS:
Virginia Johnson
Cecil L. Barnett (Seal)

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STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, Virginia Johnson, a Notary Public in and for said County, in said State, hereby certify that Cecil L. Barnett 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of Jan. A. D. 1969

Virginia Johnson
Notary Public