

2576

(Name).....

(Address).....

Form 1-15 Rev. 1-55

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 Two Thousand and no/100-----DOLLARS

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

Thomas J. Lowery a widower

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

James E. Lowery and Edith F. Lowery

(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:

Commence at the southwest corner of the SE<sub>4</sub> of SW<sub>4</sub>, Section 14, Township 21 South, Range 3 West and in an easterly direction along the south line of said ~~1-4~~ Section run a distance of 740.0 feet to the southeast corner of the Katie H. King Property for the point of beginning; thence turn an angle of 95 deg. 00 min. to the left for a distance of 186.63 feet along the east line of the above said Katie H. King property to the southerly right-of-way line of the Public Road, known as Smokey Road); thence turn an angle of 76 deg. 30 min. to the right along said right-of-way line for a distance of 63.63 feet; thence turn an angle of 103 deg. 30 min. to the right for a distance of 208.49 feet to the south line of the above said ~~1-4~~; thence turn an angle of 95 deg. 00 min. to the right along said south line for a distance of 67.0 feet to the point of beginning;

Also a strip of land lying on the east side of the above described property, being 12.0 feet on the south side and running to the southerly right-of-way line of the above said Smokey Road, and being more particularly described as follows: Commence at the southwest corner of SE<sub>4</sub> of SW<sub>4</sub>, Section 14, Township 21, Range 3 West and run thence north 89 deg. East 146 feet to the east right-of-way line of the Siluria-Montevallo Highway; thence continue easterly along the south boundary of said ~~1-4~~ Section 661 feet <sup>more or less</sup> to the point of beginning; thence continue in the same direction easterly a distance of 12 feet to a point; thence turn an angle of 95 deg. left and run in a northerly direction approximately 210 feet to the south boundary of the right-of-way of Smokey Road; thence turn left and run along the south boundary of said right-of-way of Smokey Road a distance of 12 feet, more or less, to the northeast corner of the above described lot; thence run south a distance of 210 feet to the point of beginning.

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 21<sup>st</sup> day of April, 1969

WITNESS:  
Robert Ellis (Seal)

Eleanor Ellis (Seal)

(Seal)

South Carolina

STATE OF ~~KAROLINA~~  
Charleston COUNTY

General Acknowledgment

1. William R. Lowery Jr., a Notary Public in and for said County, in said State, hereby certify that Thomas J. Lowery, a widower 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of April, A. D., 1969

William R. Lowery Jr.  
My Commission expires Jan 1970  
Notary Public for S.C.

REC'D & FILED IN THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF SHELBY COUNTY ALABAMA MAY 26 1969