

3747

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 ofFour Hundred and Fifty and No/100.....DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mary G. Payne and husband Jesse Payne; Nora R. Talton and husband Alfred Talton; James Edward Riley and wife Bobbie Joyce Riley, heirs of Benjamin R. Riley, deceased
(herein referred to as grantors) do grant, bargain, sell and convey unto

Wreatha R. Johnson and husband William J. Johnson

(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 inShelby.....County, Alabama to-wit: an undivided three-fourths

interest@Tract No. 2

Commence at the SE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 32, T-21-S, R-1-E, thence run North along the East line of said Sec., a distance of 1204.26 ft., to the South line of County Hwy., No. 20, thence turn an angle of 91 deg. 30 min. to the left and run along the South R.O.W. line of said Hwy. 20, a distance of 621.52 ft., to the West R.O.W. line of County Hwy. No. 61, and the point of beginning, thence continue in the same direction, along the South R.O.W. line of Hwy. No. 20, a distance of 362.50 ft., to the center of a ditch, thence turn an angle of 113 deg. 36 min. to the left and run along the center of said ditch, a distance of 272.76 ft. to the West R.O.W. line of County Hwy. No. 61, thence turn an angle of 110 deg. 08 min. to the left and run along the West R.O.W. line of Hwy. No. 61, a distance of 300.00 ft., thence turn an angle of 46 deg. 16 min. to the left and run along said R.O.W. line, a distance of 42.00 ft., to the point of beginning. Situated in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 32, T-21-S, R-1-E, Shelby County, Alabama, and containing 0.97 acres.

Grantees agree as a part of the consideration for this conveyance that in the event they decide to sell this property that they will offer to sell it to the grantors at the highest and best price offered to them for said property.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1969 AUG 21 PM 4:44
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Counselor
JUDGE OF PROBATE

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.....16.....day of.....August.....1969.....

WITNESS:

Nancy R. Talton
Alfred E. Talton
James Edward Riley

Mary G. Payne (Seal)
Jesse Payne (Seal)
Bobbie Joyce Riley (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Mary G. Payne and husband Jesse Payne; Nora R. Talton and husband Alfred Talton; James Edward Riley and wife Bobbie Joyce Riley, 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.....16.....day of.....August.....A. D., 1969.....

W. W. Rabren
Notary Public.

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