

3785

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One and no/100 Dollar and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Freda Carson, a widow, Lorene Sargeant and husband, Rufus Sargeant, Loyd Carson and wife, Davie Jean Carson, Thelma Simmons and husband, Joe Simmons, Mildred Wilson, a divorced woman, Madeline McKinney and husband, R. E. McKinney, Leonard Duffner and wife, Mary Duffner, and Jean Calvert and husband, James H. Calvert, being with the Grantee herein the sole and surviving heir at law of H. B. Carson, deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto Burt Stanley Carson and Wilodean Carson (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:

A tract of land located in the S.E. corner of the N. W. $\frac{1}{4}$ of S. E. $\frac{1}{4}$ of Section 26, Township 19, Range 1 West, Shelby County, more fully described as commencing at the S.E. corner of the N.W. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ for the point of beginning; run North 260 feet; thence West along paved road a distance of 360 feet to road intersection; thence Southeasterly along graded road a distance of 200 feet or to 40 acre line; thence East along 40 acre line a distance of 280 feet to the S.E. corner of 40 and the point of beginning. A tract of land containing approximately 1 $\frac{3}{4}$ acres.

Freda Carson does hereby reserve a life's interest in the above described property.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 20th day of

June, 1968.

Freda Carson (Seal)
Freda Carson

Lorene Sargent (Seal)
Lorene Sargeant

Reuben Sargent (Seal)
Reuben Sargeant

Loyd Carson (Seal)
Loyd Carson

Doris Jean Carson (Seal)
Doris Jean Carson

Thelma Simmons (Seal)
Thelma Simmons

Joe Simmons (Seal)
Joe Simmons

Mildred Wilson (Seal)
Mildred Wilson

Madeline McKinney (Seal)
Madeline McKinney

R. E. McKinney (Seal)
R. E. McKinney

Leonard Duffer (Seal)
Leonard Duffer

Mary Duffer (Seal)
Mary Duffer

Jean Calvert (Seal)
Jean Calvert

James H. Calvert (Seal)
James H. Calvert

STATE OF ALABAMA

COUNTY OF SHELBY

I, Martha B. Jener, a Notary Public in and for said County in said State, hereby certify that Freda Carson, a widow 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 20th day of June 1968

Martha B. Jener
Notary Public

STATE OF ALABAMA

COUNTY OF ~~SHELBY~~ Blount

I, Edward M. Franklin, a Notary Public in and for said County in said State, hereby certify that Lorene Sargeant and husband, Rufus Sargeant 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 20th day of June 1968

Edward M. Franklin
Notary Public
my commission expires 5-13-71

STATE OF ALABAMA

COUNTY OF SHELBY

I, _____, a Notary Public in and for said County in said State, hereby certify that Loyd Carson and wife, Davie Jean Carson 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 26 day of oct 1968.

Fred M. Trotter
Notary Public

STATE OF ~~ALABAMA~~ TEXAS
~~SHELBY~~ COUNTY NUÈCES

I, LINARD HARPER, a Notary Public in and for said County in said State, hereby certify that Thelma Simmons and husband, Joe Simmons 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 9 day of NOV. 1968.

Linard Harper
Notary Public
COMMISSION EXPIRES 6/69

STATE OF ALABAMA

COUNTY OF SHELBY

I, Stanley L. Chesser a Notary Public in and for said County in said State, hereby certify that Mildred Wilson, a divorced woman 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 8 day of 11th 1968

Stanley L. Chesser
Notary Public
Term Expires 5/17/90

STATE OF ALABAMA
COUNTY OF SHELBY

I, A. J. Brinde, a Notary Public in and for said County in said State, hereby certify that Madeline McKinney and husband, R. E. McKinney 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 22nd day of May 1969.

A. J. Brinde
Notary Public
Comm. Exp. 1/17/77
JUDGE OF PROBATE
CLERK OF PROBATE
FILE NUMBER OF ABOVE
PAGE AS SHOWN ABOVE
JUL 25 PM 4:34
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 25 PM 4:34
JUL 25 PM 4:34

STATE OF ALABAMA

COUNTY OF SHELBY

I, Cliff Nichols, a Notary Public in and for said County in said State, hereby certify that Leonard Duffner and wife, Mary Duffner 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 MAY 1969.

Cliff Nichols
Notary Public
My Commission Expires April 18, 1970

STATE OF ALABAMA
SHELBY COUNTY

I, Martha D. Young, a Notary Public in and for said County in said State, hereby certify that Jean Calvert and husband, James H. Calvert 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 5th day of May 1968.

Martha D. Young
Notary Public
Comm. Expires 8-12-72