

347

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 ~~One Dollar (\$1.00) and other good and valuable consideration~~ DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Roy L. Grantham and wife, Evelyn T. Grantham

(herein referred to as grantors) do grant, bargain, sell and convey ~~unto~~ A one half undivided interest unto Charles F. Turner and wife, Wynell D. Turner

(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:

Parcel One (1) Begin at a point on the North Line of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 29, Township 19, Range 1 East, which point is 165 feet West of the Northeast corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$, run thence South 264 feet; thence East 165 feet to the East line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence South along said East line to the center line of said East line of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, thence at a right angle West to the right of way of the power line of Alabama Power Company; thence Northerly along said right of way to the South line of the Florida Short Route highway right of way; thence Northeasterly along said highway right of way to a point which is 165 feet West of the East line of NW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence South parallel with said East line to the point of beginning; containing 19.5 acres more or less, and situated in W $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 29, Township 19, Range 1 East.

Parcel Two (2) Begin at the intersection of the East line of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 29, Township 19 Range 1 East with the South line of the Florida Short Route highway right of way; run thence South along the 40 line to a point 264 feet South of the Southeast corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 29, run thence West at a right angle 165 feet; thence North parallel with the East line of said 40 to the South line of the highway right of way; thence Northeasterly to the point of beginning; containing 5 $\frac{2}{3}$ acres more or less and situated in W $\frac{1}{2}$ of NW $\frac{1}{4}$, Section 29, Township 19, Range 1 East, Both parcels situated in Shelby County, Alabama

EXCEPTED FROM THE ABOVE: Commence at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 29 and run N along the 40 acre line 400' to the point of beginning; thence turn an angle of 90° to the left and run 154.6' to a point; thence turn an angle of 58° right and run 543.5' to the South line of U.S. 280 (Florida Short Route) thence along the same East to the East line of said 40 acres; thence along the same South to the Point of beginning. Situated In Shelby County, Alabama

EXCEPTIONS: That certain first mortgage to Francis Woodruff and husband W. C. Woodruff and recorded in the Office of Probate Judge of Shelby County, Alabama

A one Half undivided interest

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 11th

August, 1969.

X Roy L. Grantham (Seal)

X Evelyn T. Grantham (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, W.D. Hughes, a Notary Public in and for said County, in said State, hereby certify that Roy L. Grantham and wife, Evelyn T. Grantham 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 11 day of August, A. D., 1969.

W.D. Hughes
My Commission Expires June 1970
Notary Public.

BOOK 260 PAGE 076

STATE OF ALABAMA
SHELBY COUNTY
JULY 10 1969
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
C. J. McFarland