

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

350 2w 3651

see mtg 313-840

State of Alabama }
SHELBY COUNTY } Know All Men By These Presents,

That in consideration of Twelve Thousand Seven Hundred Fifty and No/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Arlyn C. Reid and wife, Bobbie L. Reid (herein referred to as grantors) do grant, bargain, sell and convey unto

Manget Griffith

(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 part of the Northeast Quarter of Northwest Quarter of Section 27, Township 19 South, Range 1 East, described as follows: Begin at a point on the South right-of-way line of Florida Short Route Highway No. 280 where the same intersects the westerly bank of Muddy Prong Creek and run thence westerly along the south right-of-way line of said Highway 662 feet, more or less, to northeast corner of Lexie Strother lot; thence run South along east line of said Strother lot and an extension thereof 420 feet; thence run east 480 feet, more or less, to west bank of Muddy Prong Creek; thence run in a northerly direction along the meanderings of said creek, to point of beginning.

Subject to transmission line permits, pipe line easements and a 12 foot strip of equal width off the west side of the above described land, to be used for roadway purposes, as shown by Deed Book 188, page 235, recorded in the Probate Office of Shelby County, Alabama.

\$12,350.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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: except current ad valorem taxes and as set out 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 and seal, this 30th day of April, 1970.

WITNESS:

Arlyn C. Reid
Arlyn C. Reid
Bobbie L. Reid
Bobbie L. Reid

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SPEIR, ROBERTSON and JACKSON
1300 City National Bank Bldg.
Birmingham, Alabama

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

50
145
1.95

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

General Acknowledgment

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arlyn C. Reid and wife, Bobbie L. Reid 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of April A. D., 1970.

Notary Public

State of

General Acknowledgment

COUNTY

I, a Notary Public in and for said County, in said State, hereby certify that whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

Notary Public

State of

Corporation Acknowledgment

COUNTY

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of

19

Notary Public

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