

3956

This instrument was prepared by

(Name) James M. Snyder, Jr.

(Address) Route 1, Box 11, Siluria, Alabama

Form 1-1-5 Rev. 1-56

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 Fifteen hundred and no/100----- DOLLARS
and other valuable considerations

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

James M. Snyder, Jr. and wife, Edith Faye Snyder

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

Lynder G. Henry and wife, Dorothy Henry

(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:

Route 1, Box 11, Siluria, Alabama being further described as follows:

A part of the NW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, more particularly described as follows: Commence at the Southeast corner of said forty acres and run west along the south line of said forty 690 feet to point of beginning of lot herein described; Thence continue west along south line of said forty 210 feet; thence north 210 feet; thence east 210 feet; Thence South 210 feet to point of beginning.

Grantee accepts title subject to that certain mortgage executed by Snyder to Cobbs, Allen and Hall Mortgage Company, Inc., 2119 6th Avenue North, Birmingham, Alabama, which is recorded in Volume 283 Page 875 in office of Judge of Probate of Shelby County.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1970 JUL 30 AM 9:07
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Consent of J. J. Snyder
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 30th day of July, 1970.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

James M. Snyder, Jr. (Seal)

Edith Faye Snyder (Seal)

.....(Seal)

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STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James M. Snyder, Jr. and wife, Edith Faye Snyder

those names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 30th day of July, A. D. 1970

Sherry Bessert
Notary Public