

3443

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

STATE OF ALABAMA
SHERIFF }
..... COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One thousand and no/100---(\$1,000) Dollars--DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,
Frank Coshatt and wife, Ira Leah Coshatt

(herein referred to as grantors) do grant, bargain, sell and convey unto T.H. Walton and wife, Bernice P. Walton

(herein referred to as GRANTEEES) 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:

Commencing at a point where the North boundary of Rose Lake Drive intersects the West boundary of 18th street, according to Re-Survey of Russell R. Wetzel property, according to plat recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 119; thence Northerly along the West boundary of said 18th Street 88.38 feet to a point; thence turn an angle of 90 deg. left and run thence West 180 feet to a point marked by an iron; thence turn an angle of 90 deg. left and run thence South 88.38 feet to the North boundary of Rose Lake Drive; thence Easterly along the North boundary of said Rose Lake Drive 180 feet to point of beginning.

STATE OF ALA. SHELBY CO.
RECEIVED BY THIS
INVESTIGATIVE FILE;
Dee C. /00
JG: EUG - 7/19/2:54
CONTRACT NUMBER
REC. BK. 2 PAGE 13 SHOWN ABOVE

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEE(S), 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 GRANTEE(S), 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.....^{4th}
August, 19^{70.}

WITNESS:

SS: Charles G. Seewley

Frank Coshatt (Seal)

STATE OF ALABAMA
v. Shelby, *et al.*, COUNTY

General Acknowledgment

Warren G. Findley, a Notary Public in and for said County, in said State,
Frank Coshatt and wife, Ira Leah Coshatt
hereby certify that.....
whose name..... 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.....
on the day the same bears date.

the day the same bears date.
Attest, I am his and official not A. H. 1970.

My commission expires 11-25-71

Warren G. Findley

.....
Notary Public.