

4405

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of \$100.00 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, H. E. Helms and wife, Vivian Helms, Bobbie H. Davis and husband, J. B. Davis, and Lorene Watkins and husband, Guy Watkins (herein referred to as grantors) do grant, bargain, sell and convey unto

Oscar H. Cook, Jr. and wife, Karen A. Cook

(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:

All that part of the N $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  north of Harpersville and Birmingham highway less 4 acres heretofore sold to Nannie Maude Parker; also all that part of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 25, Township 19, Range 1 West lying north of what is known as the Florida Short Route and east of what is known as Chelsea Public Road; all of said land being in Section 25, Township 19, Range 1 West.

There is excepted herefrom a 3 acre tract heretofore conveyed to the Limbaughs.


Subject to current taxes.



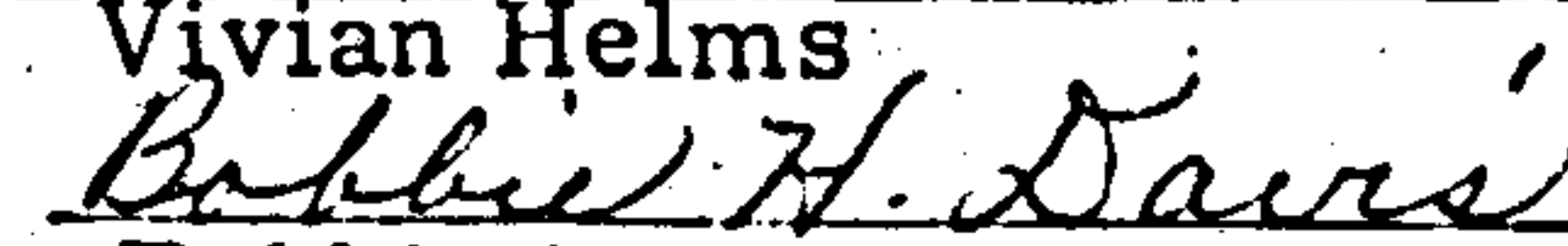

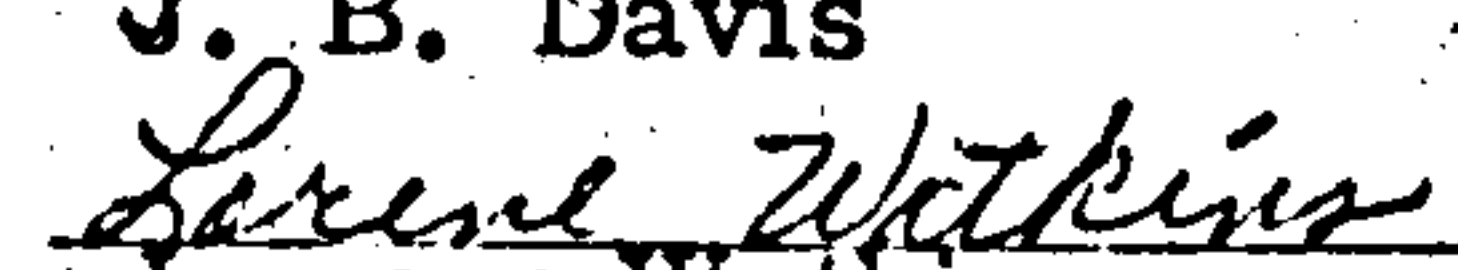
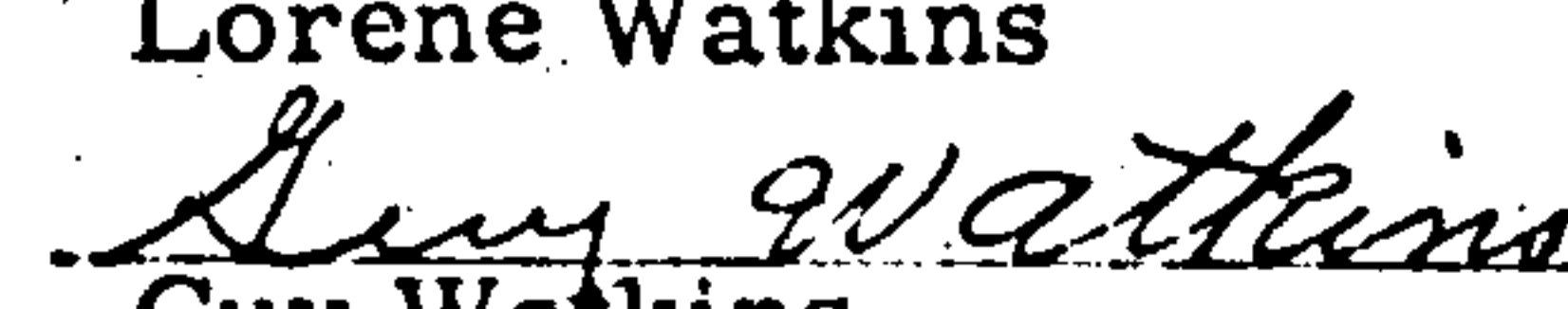
TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And ~~x~~ (we) do, for ~~xxxxx~~ (ourselves) and for ~~my~~ <sup>our</sup> (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 as set forth hereinabove;

that ~~x~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (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 22nd day of September, 1970.

95 WITNESS:  
  
\_\_\_\_\_

  
H. E. Helms  
  
Vivian Helms  
  
Bobbie H. Davis  
  
J. B. Davis  
  
Lorene Watkins  
  
Guy Watkins

RETURN TO *O. Hoover*  
*620 North 22nd St*  
*Albany, Ill*

TO

*104 - Alleged 18th*

**WARRANTY DEED**

JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR

*1.95*

LOUISVILLE TITLE INSURANCE  
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that H. E. Helms and wife, Vivian Helms, Bobbie H. Davis and husband, J. B.  
Davis, and Lorene Watkins and husband, Guy Watkins  
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 *22* day of September A. D., 19 70

*Charles A. Helms*

Notary Public

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State,  
hereby certify that  
whose name signed to the foregoing conveyance, and who known to me, acknowledged before  
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public

STATE OF ALA. CLERK  
EXHIBIT THIS  
INSTRUMENT AS FILED  
1970 SEP 29 AM 9:53  
U.C.C. FILE NUMBER  
REC. BIC & PAGE AS FOLLOWS  
*Carroll M. Helms*  
MISSISSIPPI

State of

COUNTY

Corporation Acknowledgment

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

96  
BOOK 264