

5000 lw 1049

See Mtg 315 - 614
This Instrument Was Prepared By
WILLIAM A. JACKSON, ATTORNEY
1300 City National Bank
BIRMINGHAM, ALA. 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration of Twelve Thousand Five Hundred and No/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is
acknowledged ~~xxx~~ I, W. E. Falkner

(herein referred to as grantors) do grant, bargain, sell and convey unto
Francis W. Dorey and wife, Patricia Dorey

(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:

The SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East,
Shelby County, Alabama.

\$7,500.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

Together with an easement for the purpose of ingress and egress to the
above described 40 acres being a 30 foot wide strip running along the
north property line to the East Property line; thence turn right and
run along the East property line to the South property line of the
property sold by W. E. Falkner to H. H. Burgess and wife, C. A.
Burgess located in the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ Section 11, Township 18 South,
Range 1 East, said right-of-way and easement having been established
for the purpose of access to the above described SW $\frac{1}{4}$ of SW $\frac{1}{4}$
Section 12, Township 18 South Range 1 East.

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, I have hereunto set my hand and seal, this 17th
day of December, 19 70 .

WITNESS:

W E Falkner
W. E. Falkner

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SPEIR, ROBERTSON and JACKSON
1800 City National Bank Bldg.
Birmingham, Alabama

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

5.00
1.45
6.45

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 W. E. Falkner, an unmarried man
whose name 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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 17 day of December 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 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

STATE OF ALABAMA
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1970 DEC 21 AM 9:11
A. D. 19
U.C.C. FILE NUMBER OR
REC. Bk. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Cecil J. Sanders

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