

This instrument was prepared by

(Name) D. F. Pennington

(Address) 906 Frank Nelson Building, Birmingham, Alabama

Form 1-1-5 Rev. 1-66

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

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar and other good and valuable considerations DOLLARS

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

Raymond R. Carter and wife, Linda J. Carter

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

Claude J. Wilder and wife, Betty Ann Wilder

(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:

Commence at the southeast corner of SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 34, Township 19, Range 2 East, and run south 87 degrees, 30 min. west 229.83 feet to the easterly right of way line of U. S. Highway No. 280, and run north 56 deg., 20 min. west along said right of way line 1968 feet to the intersection of the easterly right-of-way line of said Highway with the easterly right-of-way line of Chancellor's Ferry Road; thence run along the easterly line of said Chancellor's Ferry Road north 36 deg. 15 min. west 151.18 feet to the point of beginning of the land herein described and conveyed, said point being the westmost corner of a lot conveyed to Ocie L. McCall; thence north, 33 deg. 40 min. east 214.48 feet; thence north, 73 deg. 10 min. east 17.60 feet; thence north, 16 deg. 46 min. east 25.44 feet; thence north 28 deg. 21 min. west 56.92 feet; thence turn an angle of 105.20 degrees to the left and run in a south westerly direction 248.67 feet to the easterly right-of-way line of Chancellor's Ferry Road. thence along same south 36 deg. 15 min. east 107.61 feet to the point of beginning.

This conveyance made subject to payment of the unpaid balance of that certain purchase money first mortgage made to City Federal Savings and Loan Assn., on June 13, 1958, which balance the grantees herein assume and agree to pay. And to the unpaid balance on that certain second mortgage made to Diamond Construction Company May 6 1958, by O. A. McCall, which balance the Grantees herein assume and agree to pay.

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 1st day of September, 1970.

WITNESS:

Wanda Gray (Seal)

(Seal)

(Seal)



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Shelby Cnty Judge of Probate, AL  
03/26/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Wanda Gray, a Notary Public in and for said County, in said State, hereby certify that Raymond R. Carter and wife Linda J. Carter whose name s 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 1st day of September, A. D., 1970.

Wanda Gray  
Notary Public.

Raymond R. Carter  
Linda J. Carter

NOTARY OF PROBATE

FILE NUMBER OR PAGE AS SHOWN ABOVE

STATE OF ALABAMA  
SHELBY CO.  
NOTARY PUBLIC  
THIS INSTRUMENT WAS FILED  
SEP 26 PM 12:24  
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