

2430

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Five Thousand and Five Hundred and no/100 (\$5,500.00) DOLLARS and the assumption of an existing first mortgage to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Donald R. Avery and wife, Virginia Avery

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

Walter C. Andrews and wife, Nancy Andrews

(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:

Lot 38 in Allendale Subdivision, according to map of said Subdivision, which is recorded in the Probate Office of Shelby County, Alabama in Map Book 4, page 78, and that part of Lot 39 of said Allendale Subdivision described as follows: Begin at the NW corner of Lot 39 and run thence easterly along the north boundary of Lot 39 a distance of 154.20' to the NE corner of Lot 39, turn an angle of 90° and run thence southerly along the east boundary of Lot 39 a distance of 60', turn an angle of 90° and run thence westerly to the east boundary of Pamela Drive, run thence northerly a distance of 60' to the point of beginning.



19710408000013310 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/08/1971 12:00:00 AM FILED/CERT

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:

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 and seal, this day of , 19 71 .

WITNESS:

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* Donald R. Avery
Donald R. Avery
* Virginia Avery
Virginia Avery

PAGE

BOOK 267

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RETURN TO **BOOK 267** PAGE **63**

TO
Walter E. Audburn
Shelby County
Shelby County
Shelby County

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

5.50
1.45
6.95

19710408000013310 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/08/1971 12:00:00 AM FILED/CERT

LOUISVILLE TITLE INSURANCE
COMPANY
P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State,
hereby certify that **Donald R. Avery and Virginia Avery, his wife**
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 8 day of April A. D., 19 71
William M. Schroeder
Notary Public

State of

COUNTY

General Acknowledgment

I, *William M. Schroeder*, a Notary Public in and for said County, in said State,
hereby certify that
whose name _____ 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 8 day of April A. D., 19 71
William M. Schroeder
Notary Public

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

STATE OF ALABAMA
SHELBY COUNTY
JULY 11 1971
REC. BK. & PAGE
U.C.C. FILED
JULY 11 1971
JULY 11 1971
JULY 11 1971