

See M19 321- 424

This instrument was prepared by

(Name) William A. Jackson

(Address) 620 North 22nd Street, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Four Thousand Five Hundred & no/100-----DOLLARS

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

Sidney M. Bird, Sr. and wife, Mavoureen Bird

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

Bobby R. Stone and Janice C. Stone

(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:

That part of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 11, Township 24, Range 13 East described as beginning at the NW corner of said forty acres and running East along North line 274.75 yards; thence South 176.25 yards; thence East 165.25 yards; thence South 274.75 yards; thence West 440 yards to SW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence North 440 yards to point of beginning, containing 35 acres more or less, EXCEPTING LOT SOLD TO W.D. FRANKS and Bernice Franks as described in Deed Book 198, on page 419. Also, being conveyed the following: commencing at the SE corner of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 11, Township 24, Range 13 East, and run West 70 yards; thence North 440 yards; thence East 70 yards; thence South 440 yards to point of beginning, containing 6 $\frac{1}{2}$  acres more or less.

Subject to easements and restrictions of record.

\$20,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

EXCEPTING FROM ABOVE LANDS THE ROAD as described in Deed Book 227, on page 911.

Also excepting a strip of land 20 feet of uniform width lying immediately east of the east line of said excepted lot.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~will~~ (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 9th day of March, 1972

WITNESS:

(Seal)

(Seal)

(Seal)

Sidney M. Bird Sr. (Seal)

Sidney M. Bird, Sr.

Mavoureen Bird (Seal)

Mavoureen Bird

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sidney M. Bird, Sr. and wife, Mavoureen Bird 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 9th day of March, A. D., 1972

Notary Public.



19720309000012790 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
03/09/1972 12:00:00 AM FILED/CERT

BOOK 273 PAGE 99