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Shelby Cnty Judge of Probate, AL
02/08/1973 12:00:00 AM FILED/CERT

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shel'oy

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar and other values.....DOLLARS

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

Frank Keith and wife, Minnie Keith
(herein referred to as grantors) do grant, bargain, sell and convey unto
Charles Seales and wife Martha Seales

(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 N.E. corner of the N.W. $\frac{1}{4}$ of S.W. $\frac{1}{4}$ Section 1, Township 21, Range 3 West, South along said 40 line 630 ft. to a point. thence West 420 ft. to a point which said point is the point of beginning, thence continue to run West 75 ft. thence turn north, run along East side of Reynolds property for 420 ft. to a point. thence turn East 75 ft. to a point, thence South parallel to West line a distance of 420 ft. to point of beginning. All lying entirely in the N.W. $\frac{1}{4}$ of S.W. $\frac{1}{4}$ Section 1 Township 21 Range 3 West.

BOOK 278 PAGE 580

STATE OF ALA. SHERIFFS OFFICE OF ALA. SHERIFFS OFFICE
 I CERTIFY THIS TO BE THE INSTRUMENT
 INSTRUMENT WAS INSTRUMENTED
 1973 FEB - 8 PM ~~1973 FEB - 8~~ 1973 FEB - 8 10:48 AM
 U.C.C. FILE NUMBER 011 C.C. FILE NUMBER 011
 REC. BK. & PAGE AS SHOWN IN ABOVE REC. BK. & PAGE
 CONFIRMED BY *Conrad M. Johnson* CONFIRMED BY *Conrad M. Johnson*
 JUDGE OF PROBATE JUDGE OF PROBATE
 upon the death of either party
 together with every contingent
 with the said GRANT
 they are free from all encumbrances
 paid; that I (we) will and my
 their heirs and assigns to
 this

TO HAVE AND TO HOLD to the said GRANTEEES 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,.....havé hereunto set.....hand(s) and seal(s), this.....
day of Feburary....., 1973.....

WITNESS:

WITNESS: B. P. [Signature] (Seal)

(Seal)

(Seal)

his
X Frank Keith Frank (Seal)

x Minnie L. Keith (Seal)

.....(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Samuel R. Keith, a Notary Public in and for said County, in said State,
hereby certify that Frank R. Keith & wife
whose name has been 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 has executed the same voluntarily
on the day the same bears date. 73

Given under my hand and official seal this 6th day of February, A. D., 1917

Notary Public.