

This instrument was prepared by

(Name) Melford O. Cleveland, Attorney

(Address) Montevallo, Alabama

1871

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 THREE THOUSAND AND NO/100 DOLLARS

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

J. M. Allen and wife, Sherry Allen

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

Marvin E. Hall and wife, Mary E. Hall

(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:

A part of Lot 6, according to the Original Plan of the Town of Montevallo, described as beginning at a point 42 feet southeast of the point of intersection of the southeast line of projection of Highland Street and the Northeast line of Shelby Street, and running Southeast along Shelby Street 98 feet, more or less, to the Northwest side of an alley; thence Northeast along said alley 75 feet, more or less, to the Nellie W. Peterson lot; thence Northwest along said Peterson lot and the lot formerly known as the Charles R. Calkins, Sr. lot 98 feet; thence Southwest 75 feet, more or less, to the point of beginning. Subject to existing easements, exceptions, reservations, releases, and covenants of record.

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Shelby Cnty Judge of Probate, AL
01/09/1975 12:00:00AM 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, 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 4th day of January, 1975.

WITNESS:

(Seal)
(Seal)
(Seal)

JM Allen
Sherry Allen
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Melford O. Cleveland, a Notary Public in and for said County, in said State, hereby certify that J. M. Allen and Sherry Allen 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 4th day of January, A. D., 1975.

Melford O. Cleveland
State of Alabama at large Notary Public.