

1111

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



19761106000107810 1/3 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Sixty and No/100-----(\$60.00)-----Dollars to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, James E. Howard and wife, Brenda L. Howard, Doris L. Ramey and husband, William R. Ramey, and Andrea Sue Isbell and husband, Kenneth E. Isbell, being all of the heirs at law and next of kin to Nell Alexander Howard, deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto John V. Alexander and wife, Carolyn J. Alexander, (herein referred to as GRANTEEES) 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:

Starting at the NW corner of the SE 1/2 of the NW corner of Section 24, Township 18, South, Range 1 East, running South, 848 feet to the old Sterrett Road; thence East along the road 192 feet to the point of beginning; thence South 5° East, 210 feet; thence East 5° North, 210 feet; thence North 5° West, 200 feet; thence West 5° South, 215 feet to the point of beginning, containing 1 acre, more or less, situated in Shelby County, Alabama.

James E. Howard, who is one of the Grantors herein is one and the same as the James E. Howard, Grantee in that certain deed recorded in Book 254, Page 855, in the Office of the Judge of Probate of Shelby County, Alabama.

Nell Alexander Howard departed this life a single person on the 12th day of November, 1975, leaving surviving the above named Grantors as her sole heirs and she left no descendants of deceased children and none of her said heirs have departed this life subsequent to her death and further, she died intestate and there has been no administration of her estate.

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

BOOK 302 PAGE 30



19761106000107810 2/3 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1976 12:00:00AM FILED/CERT

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 hands and seals, this 9th day of September, 1976.

James E. Howard (L.S.)
James E. Howard

Brenda L. Howard (L.S.)
Brenda L. Howard

Doris L. Ramey (L.S.)
Doris L. Ramey

William R. Ramey (L.S.)
William R. Ramey

Andrea Sue Isbell (L.S.)
Andrea Sue Isbell

Kenneth E. Isbell (L.S.)
Kenneth E. Isbell

STATE OF ALABAMA)
ST. CLAIR COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James E. Howard and wife, Brenda L. Howard, 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 September, 1976.

[Signature]
Notary Public

BOOK 302 PAGE 31

STATE OF ALABAMA)

COUNTY OF Jefferson)

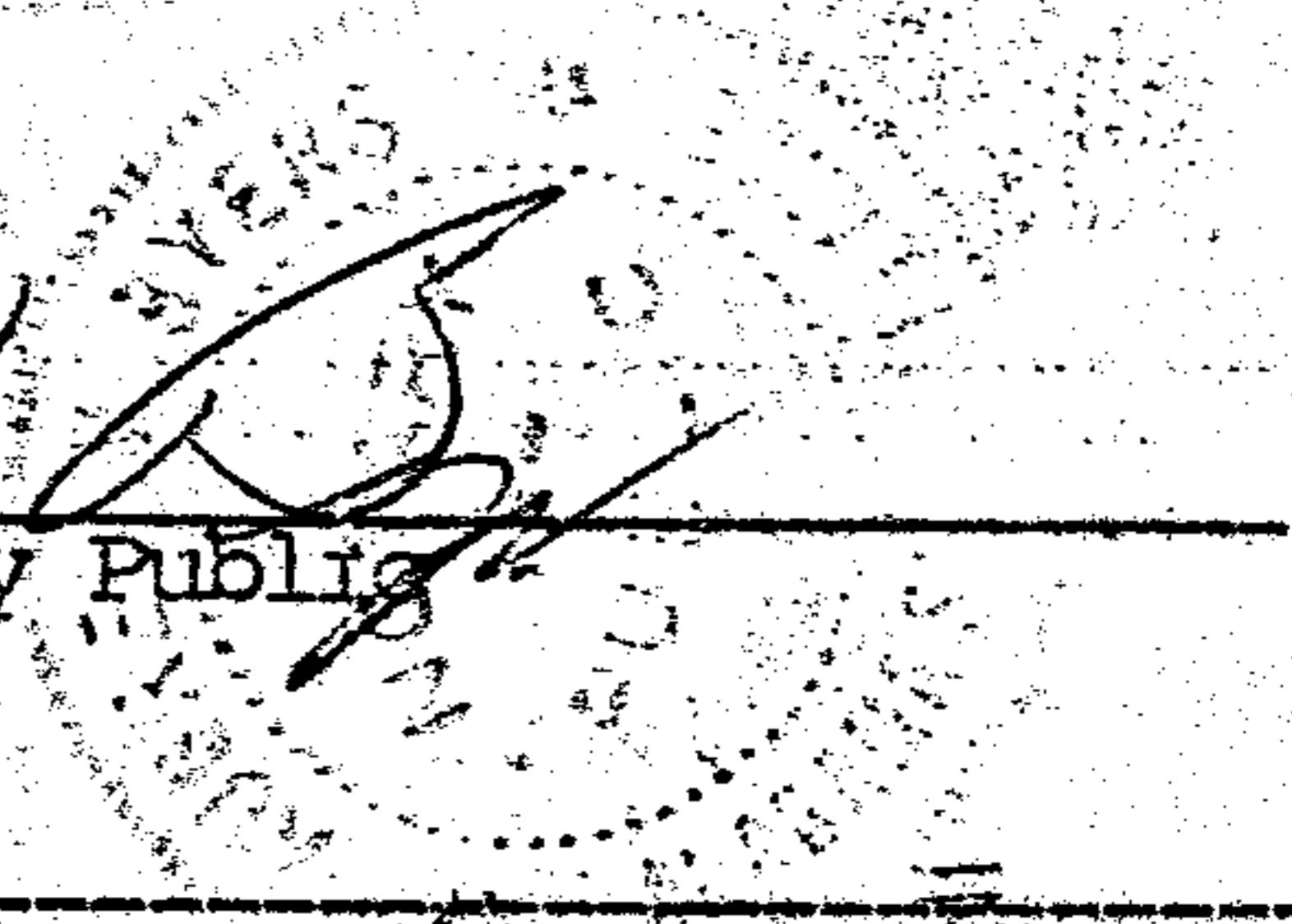


19761106000107810 3/3 \$.00
Shelby Cnty Judge of Probate, AL
11/06/1976 12:00:00AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Doris L. Ramey and husband, William R. Ramey, 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 September, 1976.

[Signature]
Notary Public



STATE OF ALABAMA)

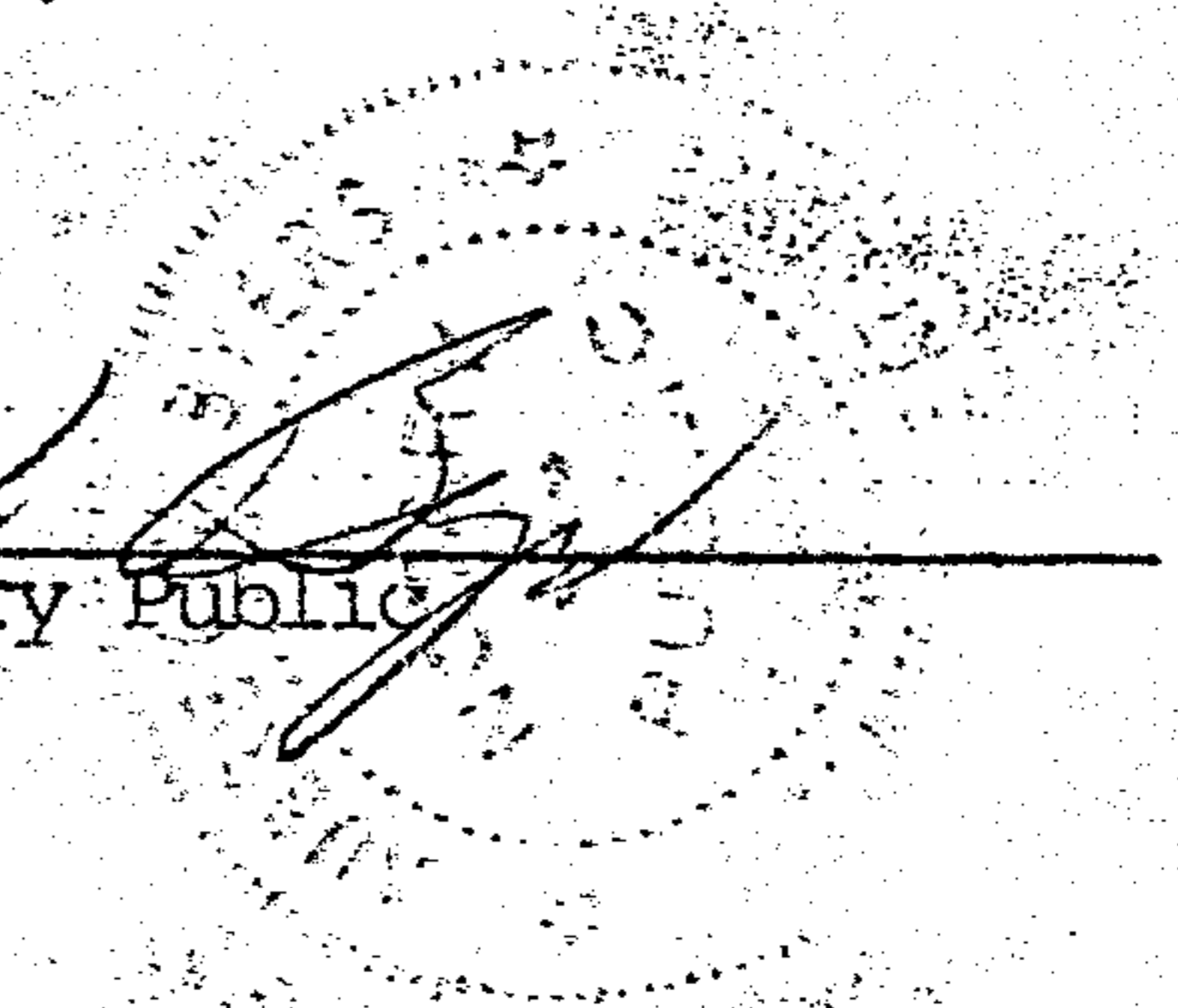
COUNTY OF Jefferson)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
9/26 NOV -6 AM 9:59
Carol M. Souder
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Andrea Sue Isbell and husband, Kenneth E. Isbell, 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 September, 1976.

[Signature]
Notary Public



BOOK 302 PAGE 32