

This instrument prepared by

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Shelby Cnty Judge of Probate, AL
03/19/1981 00:00:00 FILED/CERTIFIED

\$ 7,500.00
C.A.P.

(Name) Patricia A. Torman

(Address) 2705 6th. Street N. E., Birmingham, Al. 35215

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$10.00 and other good and valuable consideration DOLLARS

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

John B. Posey, A Single Man

(herein referred to as grantors) do grant, bargain, sell and convey unto Charles B. Posey and Wife, Martha H. Posey

(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:

1. That part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9 Range 1 East, Township 18 lying Southwesternly of Highway #25 as it now runs.
2. That part of Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9 Range 1 East lying Northerly of Shoals Creek as it now runs.
3. Beginning at the Northwest corner of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9 Range 1 East Township 18 and running East 1,320 feet along the North Section line to the Northwest Corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 9, Range 1 East, Township 18 then running South along the $\frac{1}{4}$ line, a distance of 820 feet, then running West parallel with the North Section line a distance of 1,320 feet, then running North along the West Section line a distance of 820 feet to the point of beginning.

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STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
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Deed - 2500

Rec. 150

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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, I have hereunto set my hand(s) and seal(s), this 18th day of February, 1981.

WITNESS:

Patricia A. Torman (Seal)

Charles B. Posey (Seal)

(Seal)

John Bernard Posey (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Patricia A. Torman, a Notary Public in and for said County, in said State, hereby certify that John Bernard Posey, whose name is subscribed to the foregoing conveyance, and who is known to me, acknowledged before me on this 18th day of February, 1981, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, A. D., 1981.

PUBLIC

Commission Expires December 3, 1982

Notary Public