

636

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One (\$1.00) Dollar and exchange of property

to the undersigned grantor, City of Helena, Alabama, a municipal corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William L. Russell and wife, Alice F. Russell

(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:

Begin at the NW corner of the S½ of Lot 2, Block 14 of Joseph Squire's map of the Town of Helena, Alabama. Run thence in an Easterly direction along the Northern boundary of the S½ of said Lot 2, Block 14 a distance of 60 feet to a point; thence turn an angle of 90° to the right and run Southerly a distance of 6.75 feet to a point; thence turn to the right and run Westerly parallel with the Northern boundary of the S½ of said Lot 2, Block 14 a distance of 60 feet to a point; thence turn to the right and run Northerly a distance of 6.75 feet to point of beginning of the property herein conveyed.

BOOK 159 PAGE 331

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

1987 NOV 10 AM 10:05

Thomas A. Swanson  
JUDGE OF PROBATE

1. Deed Tax \$ 1.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 4.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Mayor, Charles W. Penhale, who is authorized to execute this conveyance, has hereto set its signature and seal, this the \_\_\_\_\_ day of \_\_\_\_\_ 1987

ATTEST:

James Pruitt  
Clerk

CITY OF HELENA, ALABAMA  
By Charles W. Penhale  
Mayor

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, the undersigned authority State, hereby certify that Charles W. Penhale whose name as Mayor of City of Helena, Alabama, a municipal corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Mayor and with full authority, executed the same voluntarily for and as the act of said City of Helena, Alabama.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 9

day of October, 1987

City of Helena

James Pruitt  
Notary Public

My Commission Expires May 14, 1988