

This instrument was prepared by

(Name) Charles E. Caffee

(Address) 3045 Montgomery Highway, Birmingham, Alabama 35209

19751018000058180 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/18/1975 12:00:00AM FILED/CERT

Form 1-1-5 Rev. 1-66

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

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 349-594

That in consideration of Fifty Five Thousand and No/100 -----DOLLARS
(\$55,000.00)

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

James R. Hogan and wife, Diane M. Hogan

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

Arthur Raymond Brown and wife, Virginia G. Brown

(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 the SW¹/₄ of the NW¹/₄ of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of said quarter-quarter section and thence in a Westerly direction along the South line of said quarter-quarter section for a distance of 390.20 feet, thence turn an angle of 98 deg. 09' to the right in a Northeasterly direction for a distance of 731.55 feet to the point of beginning of property herein described; thence continue along the last named course for a distance of 106.00 feet; thence turn an angle of 91 deg. 24' to the left in a Northwesterly direction for a distance of 218.00 feet to a point on the Easterly right-of-way line of New Caldwell Mill Road; thence turn an angle of 90 deg. 00' to the left and along said right-of-way line in a Southwesterly direction for a distance of 106.00 feet; thence turn an angle of 90 deg. 00' to the left in a Southeasterly direction for a distance of 215.44 feet to the point of beginning. Minerals and mining rights excepted.

Subject to ad valorem taxes for the current year, 1976.

Also subject to easements, rights of way, restrictions or limitations of record, if any.

\$43,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 17th day of October, 1975.

WITNESSED:
STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
3975 OCT 18 AM 8:37
Deed Book 295 Page 141
Camealyn Boudin
JUDGE OF PROBATE

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Hogan and wife, Diane M. Hogan 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 17th day of October, A. D., 1975

Helen Hayes Richardson
Notary Public.