

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS

(Address) COLUMBIANA, ALABAMA 3752

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,

That in consideration of Two Thousand and No/100 (\$2,000.00)-----DOLLARS

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

Josephine S. Rogers, a widow

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

C. D. Brasher and wife, Glennie Brasher

(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 16 of Caleraiana Farms, being a plot of land fronting approximately 165 feet on Highway 25, containing 6 acres of land, more or less, and being approximately 2 miles East of Calera, Alabama, and being more particularly described as follows: Begin at a point on the Eastern boundary of said Lot 16 of Caleraiana Farms where the Eastern boundary thereof is intersected by the Southern right of way line of the Southern Railroad for point of beginning; thence run South along the East boundary of said Lot 16 of Caleraiana Farms a distance of 528 feet to a point; thence turn to the right and run Southwesterly parallel with the Southern right of way line of the Southern Railroad a distance of 165 feet, more or less, to a point on the Western boundary line of said lot 16 of Caleraiana Farms; thence turn to the right and run North along the Western boundary of Lot 16 of Caleraiana Farms to the Southern right of way line of the Southern Railroad; thence turn to the right and run Northeasterly along the Southern boundary of the Southern Railroad a distance of 165 feet, more or less, to point of beginning. Being situated in the NE¼ of the SW¼ and the SE¼ of the SW¼ of Section 14, Township 22, Range 2 West, Map being recorded in Map Book 3, page 12, in the Probate Office of Shelby County, Alabama.

The grantor warrants that her late husband, W. A. Rogers, died in June 4, 1970.

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 27th day of March, 1976.

WITNESS:

STATE OF ALABAMA }
SHELBY COUNTY }
(Seal)
(Seal)
(Seal)

Josephine Rogers (Seal)

General Acknowledgment

19760401000028550 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/01/1976 01:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Josephine S. Rogers, a widow whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, A. D., 1976

Nancy K. Farmer
Notary Public.