

This instrument was prepared by

(Name) William J. Wynn 1044

(Address) 621 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
Jefferson COUNTY }

That in consideration of Forty Eight Thousand One Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ronald F. Crow and wife, Janice L. Crow, (herein referred to as grantors) do grant, bargain, sell and convey unto

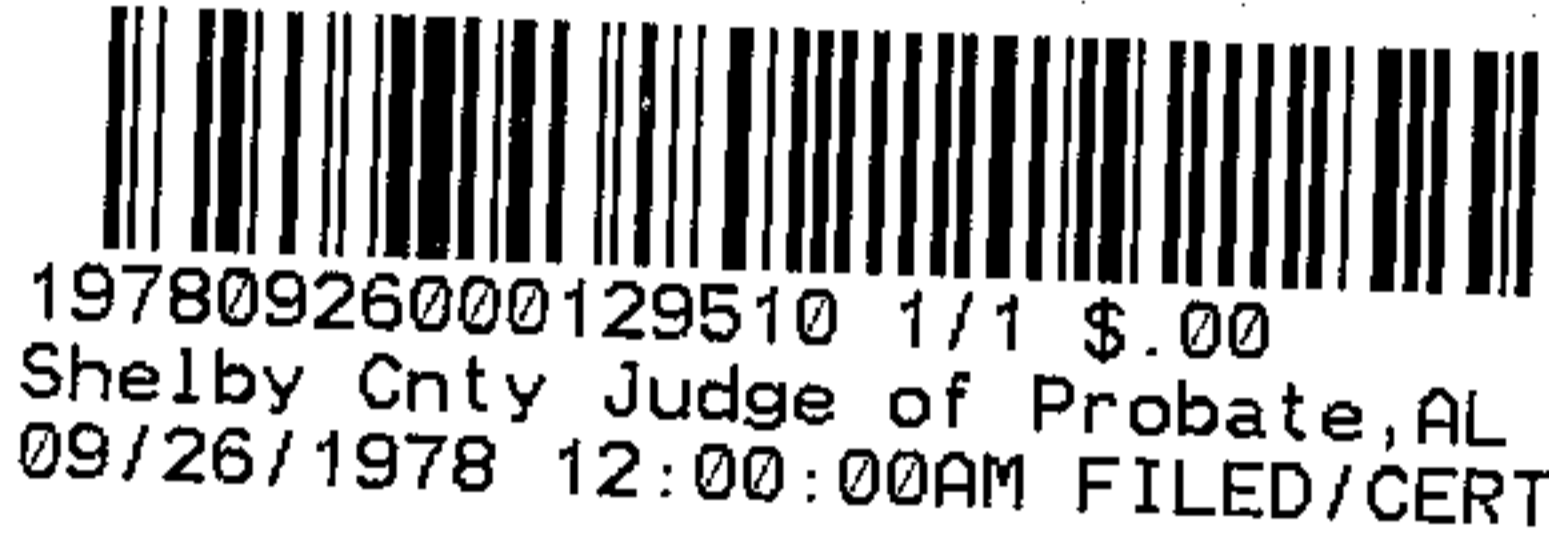
Martin L. Brannon and wife, Joyce G. Brannon, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 6, Block 2, according to the survey of Brookfield, First Sector, as recorded in Map Book 5, Page 125, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1978 which are a lien but not yet due or payable until October 1, 1978.
2. Any and all building lines, easements, right of ways, restrictions and agreements as recorded in said Probate Office.

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45,650.00 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 22nd day of September, 1978.

WITNESS:

(Seal) Ronald F. Crow (Seal)

(Seal) Janice L. Crow (Seal)

(Seal) Janice L. Crow (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Ronald F. Crow and wife, Janice L. Crow whose name s. they 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of September A. D., 1978.

William J. Wynn

Notary Public.