

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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 SEVENTY THOUSAND AND NO/100 (\$70,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Coy M. Brasher and wife, Margaret A. Brasher

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

Earl S. Morgan, Jr. and wife, Dorothy A. Morgan

(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:

Commence at the NE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 19 South, Range 1 West; thence run South, along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 786.50 feet; thence turn an angle of 64 deg. 29' 30" to the right and run a distance of 510.00 feet; thence turn an angle of 84 deg. 19' 30" to the right and run a distance of 40.70 feet; to the NW right of way line of Shelby County Highway No. 41 and the point of beginning; thence turn an angle of 38 deg. 42' 45" to the left and run a distance of 379.10 feet; thence turn an angle of 76 deg. 33' 15" to the left and run a distance of 191.90 feet to the East Right of way line of U. S. Highway No. 280; thence turn an angle of 64 deg. 51' 02" to the left and run along said right of way line a distance of 36.50 feet; thence turn an angle of 39 deg. 23' 55" to the left and run along said right of way line a distance of 158.05 feet; thence turn an angle of 40 deg. 06' 16" to the left and run along said right of way line a distance of 306.02 feet; thence turn an angle of 4 deg. 41' 19" to the left and run along said right of way a distance of 8.98 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, and containing 1.35 acres.

Subject to easements and rights of way of record.

The proceeds of the loan \$52,500.00 was applied on the purchase price \$70,000, of the property herein conveyed to mortgagors simultaneously herewith.

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 1st day of April, 1983.

WITNESS:

Deed TAX 17.50 STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
See 1.50
20.00
1983 APR -5 AM 9:31
H24-338
JUDGE OF PROBATE

Coy M Brasher
(Coy M. Brasher)
(Margaret A. Brasher)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Coy M. Brasher and wife, Margaret A. Brasher, 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 1st day of April, 1983.

Notary Public