

1077

STATE OF ALABAMA,

SHELBY COUNTY.

THIS INDENTURE made and entered into on this the 8th day of Sept. Dec, 1989, by and between CHARLES B. BERRY, a married man, herein referred to as Grantor, and WILLIAM C. BROWN and wife, ANN BROWN, herein referred to as Grantees.

WITNESSETH: That the Grantor, for and in consideration of Six Thousand and 00/100 (\$6,000.00) Dollars and other good and valuable consideration, cash in hand paid, the receipt of which is acknowledged, has this day given, granted, bargained, sold and conveyed and does by these presents give, grant, bargain, sell and convey to the 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, lying and being situated in Shelby County, State of Alabama, to-wit:

ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

Commence at the southeast corner of the Southwest quarter of the Southeast Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama; thence run west along the South line of said quarter-quarter section a distance of 254.65 feet to a point on the North right-of-way line of Smokey Road (70 minutes right-of-way); thence turn an angle of 9 degrees 42 minutes 05 seconds to the right and run along said right-of-way line a distance of 238.54 feet; thence turn an angle of 74 degrees 19 minutes 50 seconds to the right and run north a distance of 200.57 feet to the point of beginning; thence turn an angle of 80 degrees 45 minutes 36 seconds to the left and run west a distance of 48.17 feet to an old iron; thence continue along the last described course 170.06 feet to a point on the Eastern right-of-way line of a County Road; thence turn an angle of 78 degrees 48 minutes 32 seconds to the right and run north along the Eastern right-of-way line of said County Road 982.30 feet to an old iron; thence turn an angle of 98 degrees 08 minutes 18 seconds to the right and run east a distance of 172.70 feet to a point; thence turn an angle of 82 degrees 25 minutes 39 seconds to the right and run south a distance of 781.28 feet to a point; thence turn an angle of 72 degrees 58 minutes 17 seconds to the left and run southeast a distance of 60.51 feet; thence turn an angle of 74 degrees 21 minutes 25 seconds and run south a distance of 200.79 feet to the point of beginning. Containing 4.02 acres.

BOOK 256 PAGE 443

THIS IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the 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 the Grantor does hereby covenant with and represent unto the Grantees that he is seized in fee of the lands above-described; that the same is free of encumbrances and that he will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, has hereto set his hand and seal on the day and year first above written.

BOOK 256 PAGE 444

STATE OF ALA. SELLER
I CERTIFY THIS
INSTRUMENT WAS FILED

89 SEP 14 PM 1:11

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA,

Talladega COUNTY.

Charles B. Berry (SEAL)
CHARLES B. BERRY

I, the undersigned authority, a Notary Public in and for the above County and State, hereby certify that Charles B. Berry, a married man, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8th day of September, 1989.

Mark D. Owsley
NOTARY PUBLIC

Prepared by:
Mark D. Owsley
P. O. Box 479
Talladega, Alabama 35160

MY COMMISSION EXPIRES 7-23-91

	TAX COLLECTED
1. Deed Tax	\$ 500
2. Mig. Tax	\$ 300
3. Recording Fee	\$ 100
4. Indexing Fee	\$ 100
5. No Tax Fee	\$ 0
6. Certified Stamp Fee	\$ 100
Total	\$ 1000