

2786

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 ONE AND NO/100 (\$1.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

A. L. Cox, Sr. and wife, Lula Mae Cox
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ray Brown and wife, Agnes Jean 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:

From the SE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South,
Range 3 West, run North along the East boundary line of said $\frac{1}{4}$ Section
a distance of 847.0 feet; thence turn angle of 91 deg. 00' to right and
run 165.0 feet to point of beginning of land herein described; thence
turn 91 deg. 00' to left and run 455.9 feet; thence turn 88 deg. 10' to
left and run 292.0 feet; thence turn 88 deg. 35' to left and run 277.8
feet; thence turn 22 deg. 44' to right and run 201.3 feet; thence turn
114 deg. 59' to left and run 395.9 feet to point of beginning, being a
part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21 South, Range 2 West.

Also, from the SE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Township 21,
South, Range 3 West, run North along the East boundary line of said $\frac{1}{4}$ Section
a distance of 313.2 feet to point of beginning of tract herein
described; thence continue along East boundary line of said $\frac{1}{4}$ Section
533.8 feet; thence turn 91 deg. 00' to right and run 165.0 feet; thence
turn 89 deg. 00' to right and run 533.8 feet; thence turn 91 deg. 00' to
right and run 165.0 feet to point of beginning, being in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$
of Section 15, Township 21 South, Range 3 West.

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
day of February, 1965.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 3/26/65
RECORDED & SECURED
PD. C. THIS INSTRUMENT.
N. J. J. J. J.
NOTARY PUBLIC

A. L. Cox, Sr. (Seal)
Lula Mae Cox (Seal)
(Lula Mae Cox) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that A. L. Cox, Sr. and Lula Mae Cox
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 February day of A. D., 1965.

Frank Ellis
Notary Public.

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