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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 hundred and 00/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Herbert C. Seifert and wife Elsie Seifert

(herein referred to as grantors) do grant, bargain, sell and convey unto James E. Braden and wife Jeanette Braden

(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:

For a point of beginning of the property herein conveyed, commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 5, Township 20, Range 1 West; thence run in a southerly direction along the Western boundary of the NW 1/4 of the NE 1/4 of Section 8, Township 20, Range 1 West, a distance of 417.00 feet to a point on said Western boundary of said 1/4-1/4 Section; thence turn to the left an angle of 134 deg. 28' and run a distance of 60.00 feet to a point on the Southern boundary of said SW 1/4 of SE 1/4; thence turn to the left and run in a Westerly direction a distance of 417.00 feet to the point of beginning. Said land being situated in the NW 1/4 of the NE 1/4 of Section 8, Township 20, Range 1 West and containing 2 acres more or less in a triangle.

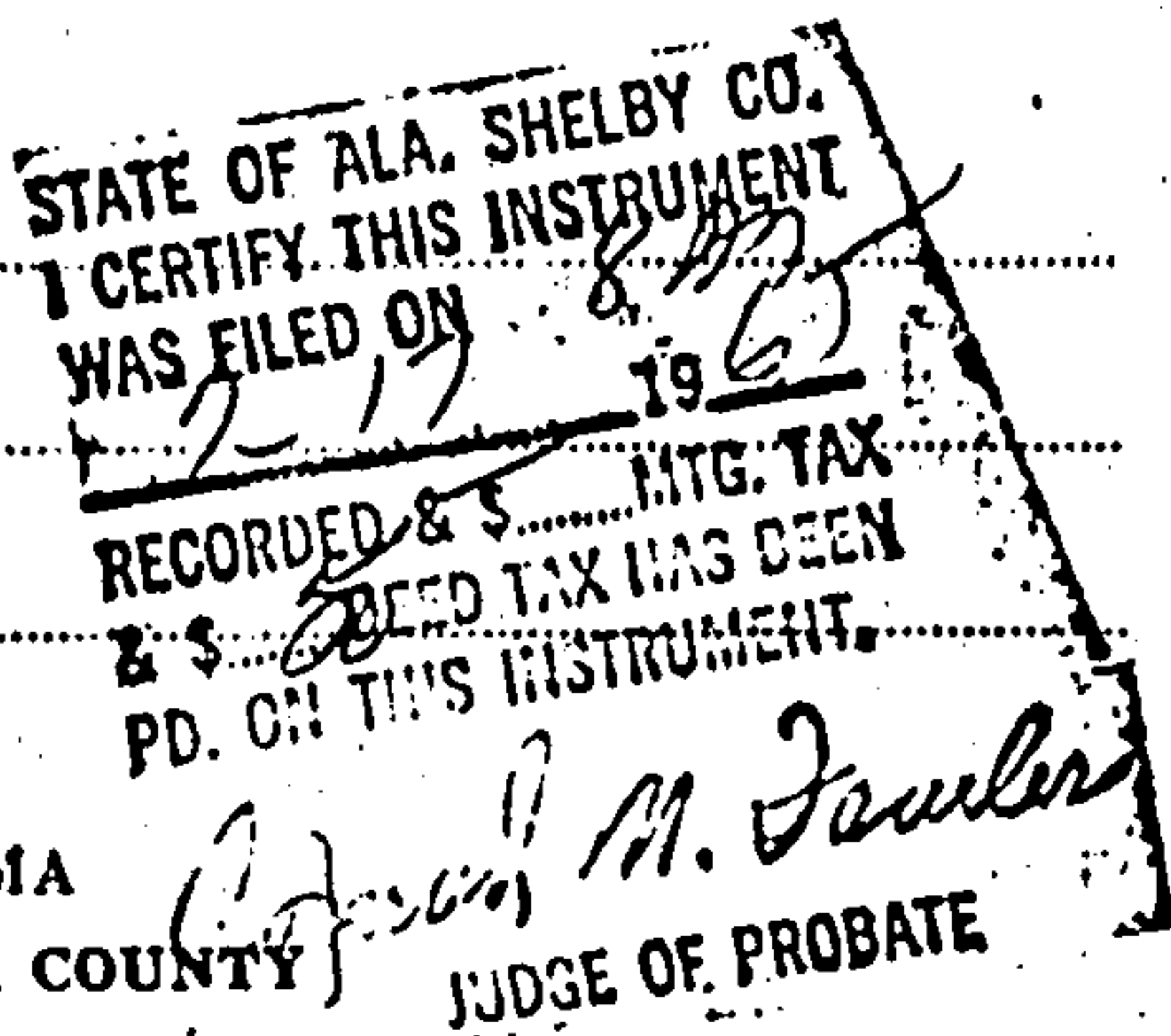


TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 17 day of JULY, 1965.

WITNESS:



H.C. Seifert (Seal)
Elsie Seifert (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herbert C. Seifert and wife Elsie Seifert 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 17 day of JULY, 1965.

Notary Public

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