

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 LOVE & AFFECTION and the sum of One and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Delbert Brand and wife, Mavis Brand

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

Delbert Brand and wife, Mavis Brand

(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:

Commencing at the NE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 22, Township 22, Range 3 West, and run thence Westerly along the North boundary of said Quarter Quarter Section 420 feet; thence South and parallel with the East boundary of said Quarter Quarter Section 210 feet; thence Easterly and parallel with the North boundary of said Quarter Quarter Section 420 feet to the East boundary of said Quarter Quarter Section; thence Northerly along the East boundary of said Quarter Quarter Section 210 feet to the point of beginning.

Also, the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, Township 22, South, Range 3 West.

THERE IS EXCEPTED from the above described property, the land conveyed to E. L. Kemp and Dorothy Kemp, the deed to which is recorded in the Probate Office of Shelby County, Alabama in Deed Book 203, page 524, and the two parcels of land conveyed to N. H. Waters, Jr. the deeds to which are recorded in the Probate Office of Shelby County, Alabama in Deed Book 181, page 127 and in Deed Book 164, page 406, also the parcel of land conveyed to Wilson H. Sanders and wife, the deed to which is recorded in said Probate Office in Deed Book 165, page 9,

THERE IS ALSO EXCEPTED the following described land: Begin at the SW corner of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Sec. 22, Tp 22, S, Range 3 West; thence North along the Quarter Quarter Section line for 406.10 feet to the Southern Railway right of way; thence turn an angle of 53 deg. 50' right along said right of way for 44 feet for point of beginning; thence continue on the same line for 100 feet; thence turn angle of 8 deg. 53' right and run along said right of way 110 feet; thence turn an angle of 81 deg. 07' right for 210 feet; thence turn angle of 94 deg. right for 210 feet; thence turn an angle of 80 deg. right for 210 feet to point of beginning.

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 27th day of December, 1965.

WITNESS:

Delbert Brand (Seal)
(Delbert Brand)

(Mavis Brand) (Seal)

Mavis Brand (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 Delbert Brand and Mavis Brand 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 27th day of December, A. D., 1965.

Lance Brasher
Notary Public.