

This instrument was prepared by

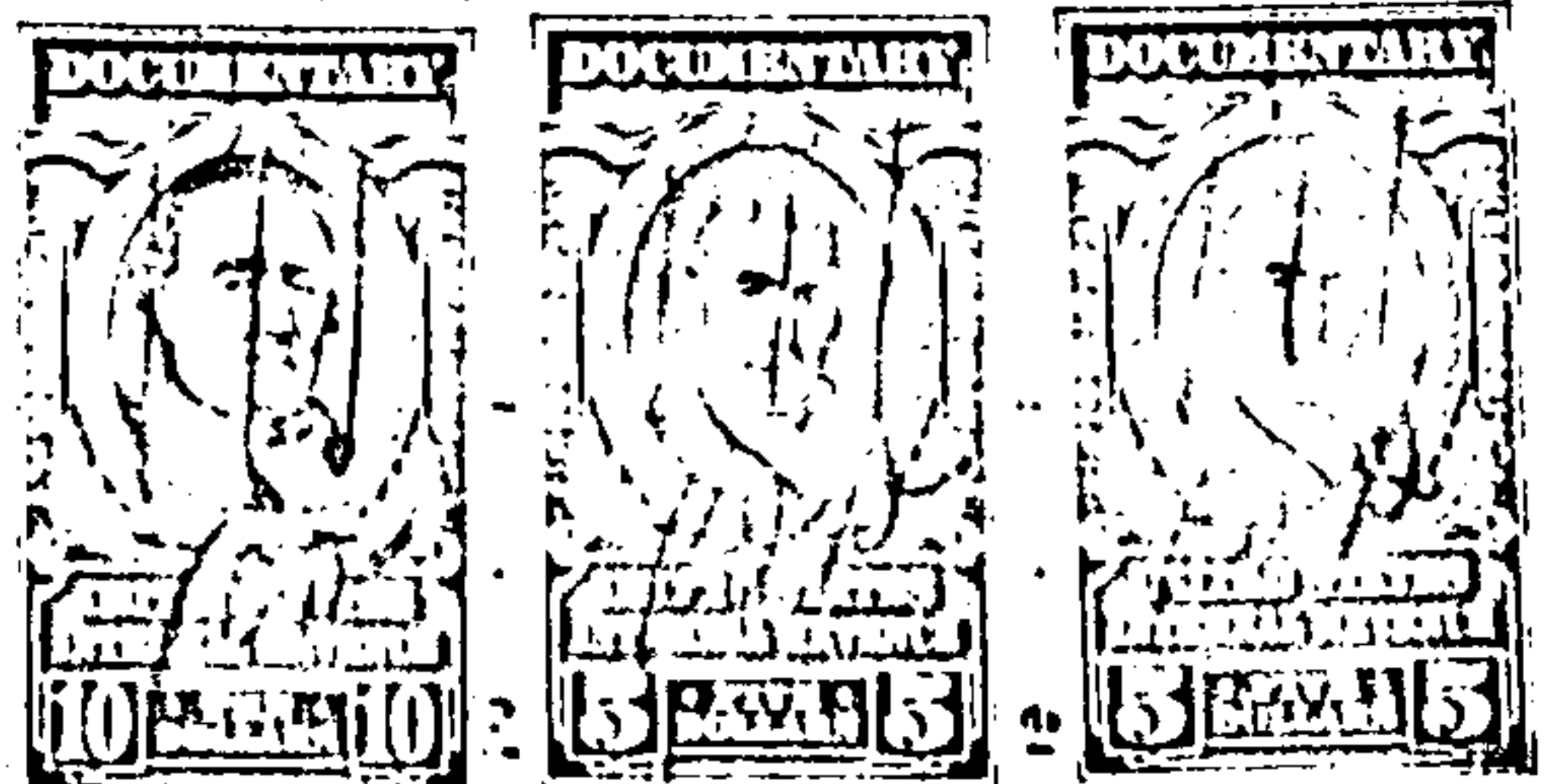
(Name) Robert O. Driggers, Attorney At Law

(Address) 2824 Linden Avenue, Homewood, Alabama

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE

3406 Op 1500.00
See reg. 305
Page 683



STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

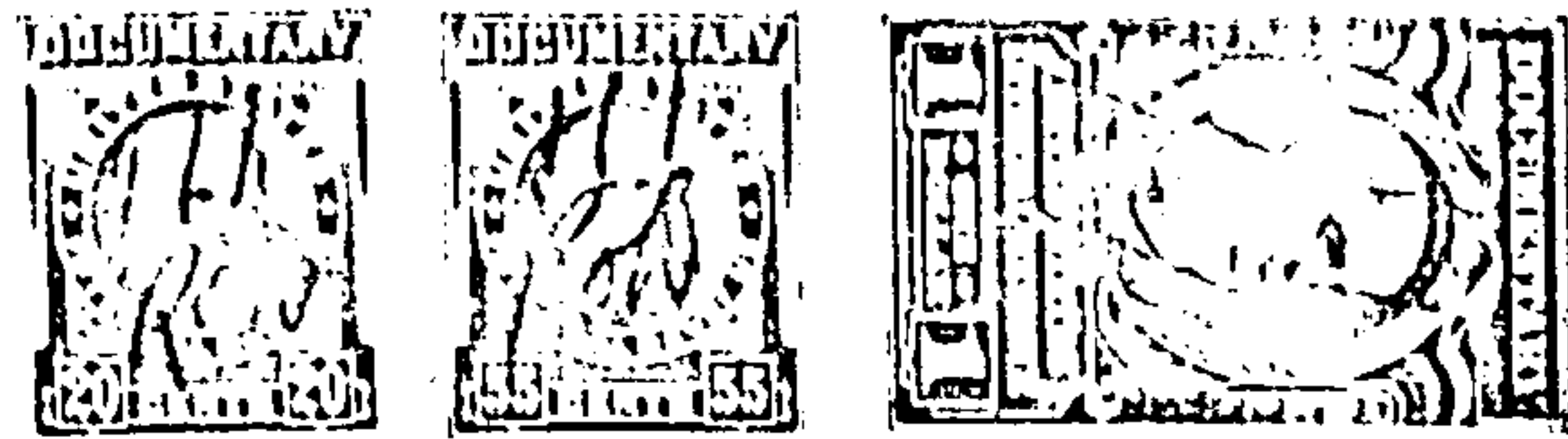
That in consideration of TWENTY-TWO THOUSAND FIVE HUNDRED (\$22,500.00) DOLLARS

I,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,
MARY M. HOLBROOKS, unmarried
(herein referred to as grantors) do grant, bargain, sell and convey unto

CHARLES C. NELSON, JR. and NELLIE J. NELSON, his wife,
(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:

That part of the SW 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3 West, described as beginning at the SE corner of said forty and run West 832 feet; thence North 1112 feet to the Elliottsville road; thence Northeast along the Elliottsville road to a point 238 feet West of the NE corner of said forty acres; thence run East to the NE corner of said forty acres; thence South 1320 feet, more or less, to the point of beginning, containing 22 7/8 acres, more or less, situated in Shelby County, Alabama.

Subject to: (1) Easements to Southern Natural Gas Corporation recorded in Deed Book 90, Page 62 and Deed Book 196, Page 312, in the Office of the Judge of Probate of Shelby County, Alabama; (2) Easement to Alabama Power Company recorded in Deed Book 176, Page 83, in said Probate Office; and (3) Right of way for public road recorded in Deed Book 216, Page 580, in said Probate Office.



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 (we) 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, I have hereunto set my hand(s) and seal(s), this 14th day of April, 1967.

WITNESS:
STATE OF ALABAMA
IN COUNTY OF SHELBY
INSTRUMENT RECORDED
1967 APR 18 8:50
See reg. 305
Page 683

Mary M. Holbrooks (Seal)
MARY M. HOLBROOKS (Seal)
(Seal)
(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Robert O. Driggers, a Notary Public in and for said County, in said State, hereby certify that MARY M. HOLBROOKS, unmarried 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, A. D. 1967.

Robert O. Driggers
Notary Public.

BOOK 247 PAGE 725