

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys *go go*

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

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 NO/100 DOLLARS

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

M. R. Hardin and wife, Margaret Hardin

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

Aubrey Wade Brannon and wife, Minnie Lucille Brannon

(herein referred to as GRANTEEES) 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:

A part of the SW^{1/4} of NW^{1/4} of Section 31, Township 18 South, Range 1 West, more particularly described as follows:

Commence at the SW corner of SW^{1/4} of NW^{1/4}, Section 31, Township 18 South, Range 1 West and run North along West boundary of said $\frac{1}{4} \frac{1}{4}$ Section for a distance of 671.65 feet; thence turn an angle of 90 deg. 04' to the right and run Easterly a distance of 184.21 feet to a point; thence turn an angle of 39 deg. 51' right and run a distance of 122.30 feet to point of beginning of lot herein described; thence turn an angle of 76 deg. 56' left and run a distance of 237.8 feet to a point; thence run Easterly, parallel with the South boundary of said SW^{1/4} of NW^{1/4} for a distance of 17 feet to the Northwest corner of Penton lot; thence turn an angle of 129 deg. 05' right and run Southwesterly along the Westerly boundary of said Penton lot for a distance of 242.75 feet to a point; thence turn an angle of 90 deg. 46' right and run Northwesterly a distance of 70.06 feet to point of beginning.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 October, 1967.

STATE OF ALABAMA, SHELBY COUNTY
INSTRUMENT NUMBER 1967 OCT 31 NH 10:47
UCC FILE NUMBER OR
REC'D. & PAGE AS SHOWN ABOVE
RECEIVED 1967 OCT 31 NH 10:47
JUDGE OF PROBATE Conrad J. Hardin
(Seal) Conrad J. Hardin
(Seal) Conrad J. Hardin
(Seal) Conrad J. Hardin

M. R. Hardin (Seal)
(M. R. Hardin)

Margaret Hardin (Seal)
(Margaret Hardin)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

250 I, Aubrey Wade Brannon, a Notary Public in and for said County, in said State, hereby certify that M. R. Hardin and Margaret Hardin, 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 19 day of October, 1967.

Aubrey Wade Brannon
Notary Public