

This instrument was prepared by

60

(Name) Frances Warren

(Address) Calcis, 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 Fifteen Hundred and no/100----- DOLLARS

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

Julian Templin and wife, Jeanette Templin

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

J. D. Brown and wife, Dessel 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:

Starting at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 24, Township 18, South, Range 1 East, running West 2 1/2 degrees South 216 feet to the point of beginning. Thence along Quarter line West 210 feet to Sterrett Road Right-of-Way; thence West 35 degrees South 210 feet; thence South 37 degrees East 210 feet; thence North 35 degrees East 360 feet to the point of beginning, containing one acre more or less, situated in the Northeast Quarter of the Southwest Quarter, Section 24, Township 18 South, Range 1 East, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 OCT - 2 PM 12:52
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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 24th day of September, 1968.

WITNESS:

Frances Warren (Seal)
as to each signature

Julian Templin (Seal)
Jeanette Templin (Seal)

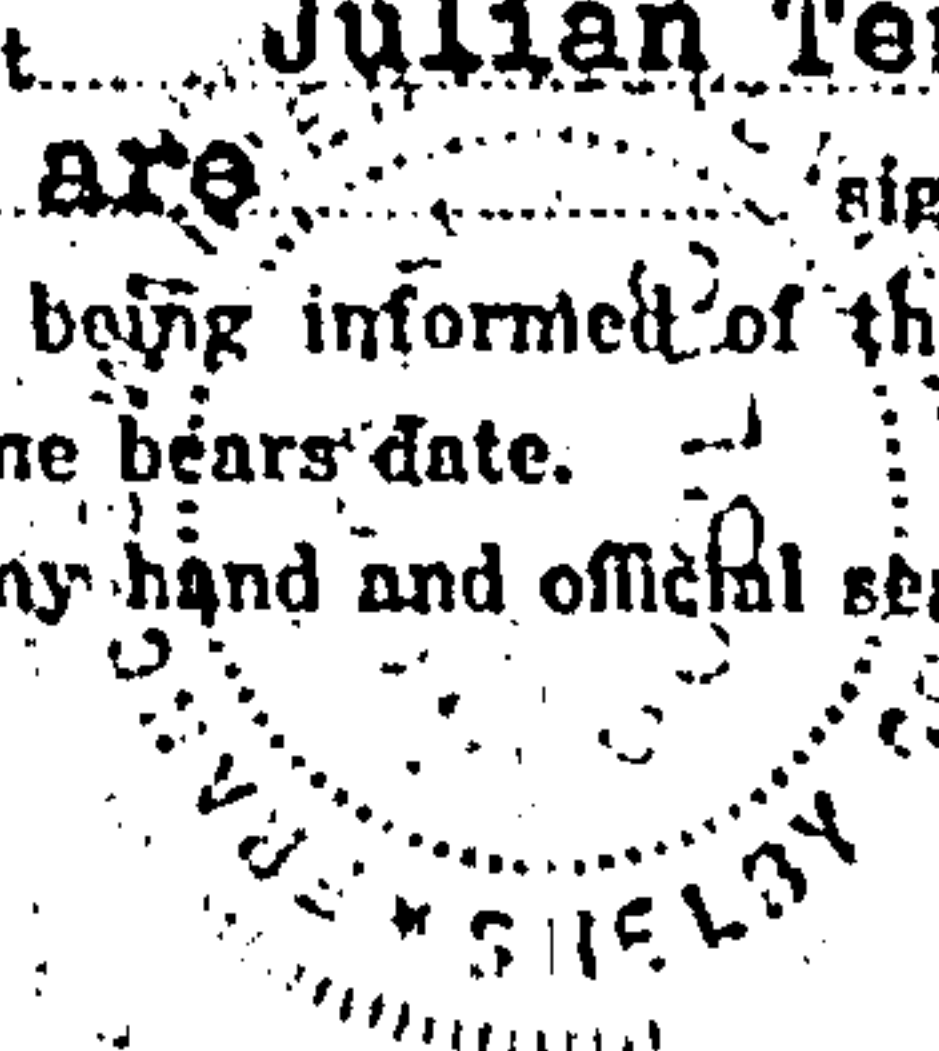
STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, Frances Warren, a Notary Public in and for said County, in said State, hereby certify that Julian Templin and wife, Jeanette Templin 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 24th day of September, A. D., 19 68

Frances Warren
Notary Public.



177
BOOK 253