

dp 4100.00
see mtg.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

JEFFERSON

COUNTY

} Know All Men By These Presents,

That in consideration of Sixteen Thousand Five Hundred and No/100----- DOLLARS

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

acknowledged we, Gordon B. McBryde and wife, Ellie P. McBryde

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

Fred S. Crownover and wife, Mary E. Crownover

(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:

A part of the NE 1/4 of SE 1/4 of Section 5, Township 22, Range 3 West, described as follows: Begin at the intersection of the South right of way line of the Montevallo-Maylene-Dogwood Highway with the west right of way line of the Main line of the Southern Railroad and run southerly along the west right of way line of said Railroad to the north right of way line of the Southern Railway spur tract leading to Little Gem Coal Company mines; thence westerly along the north right of way line of said spur tract to the east right of way line of the new Montevallo-Maylene-Dogwood highway; thence northeasterly and easterly along said road right of way to the point of beginning; EXCEPT 1/2 acre sold to Eldo C. Heath as shown by deed recorded in Deed Book 73, Page 236 being described as bounded on the north by Tuscaloosa Road and East by Southern Railroad; also EXCEPT The Paul O. Luck and Harris M. Gordon lot described in deeds recorded in Deed Book 85, Page 54 and in Deed Book 151, Page 233 and being described therein as follows: Beginning at the right of way of the Southern Railroad and run thence west along the center of a plank fence 50 feet south of the Columbiana-Tuscaloosa road; run thence south 93 yards; run thence 13 yards back to the right of way of the Southern Railroad; run thence north 93 yards along the right of way of the Southern Railroad to the point of beginning, containing 1/2 acre.

Being the same property conveyed by Bernice Delap Reid, a widow to Gordon B. McBryde and Ellie P. McBryde by deed dated January 2, 1968, and filed January 2nd, 1968, at 7:51 o'clock A. M. and recorded in Deed Book 251, Page 342, in Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$12,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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: except as set out 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 and seals, this 27th

day of December, 1968.

WITNESS:

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Gordon B. McBryde
Gordon B. McBryde
Ellie P. McBryde
Ellie P. McBryde

SPER, ROBERTSON and JACKSON
1300 City National Bldg
Birmingham, Alabama

RETURN TO
1-13758
Blair

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

4.10
1.50
6.00

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

JEFFERSON COUNTY

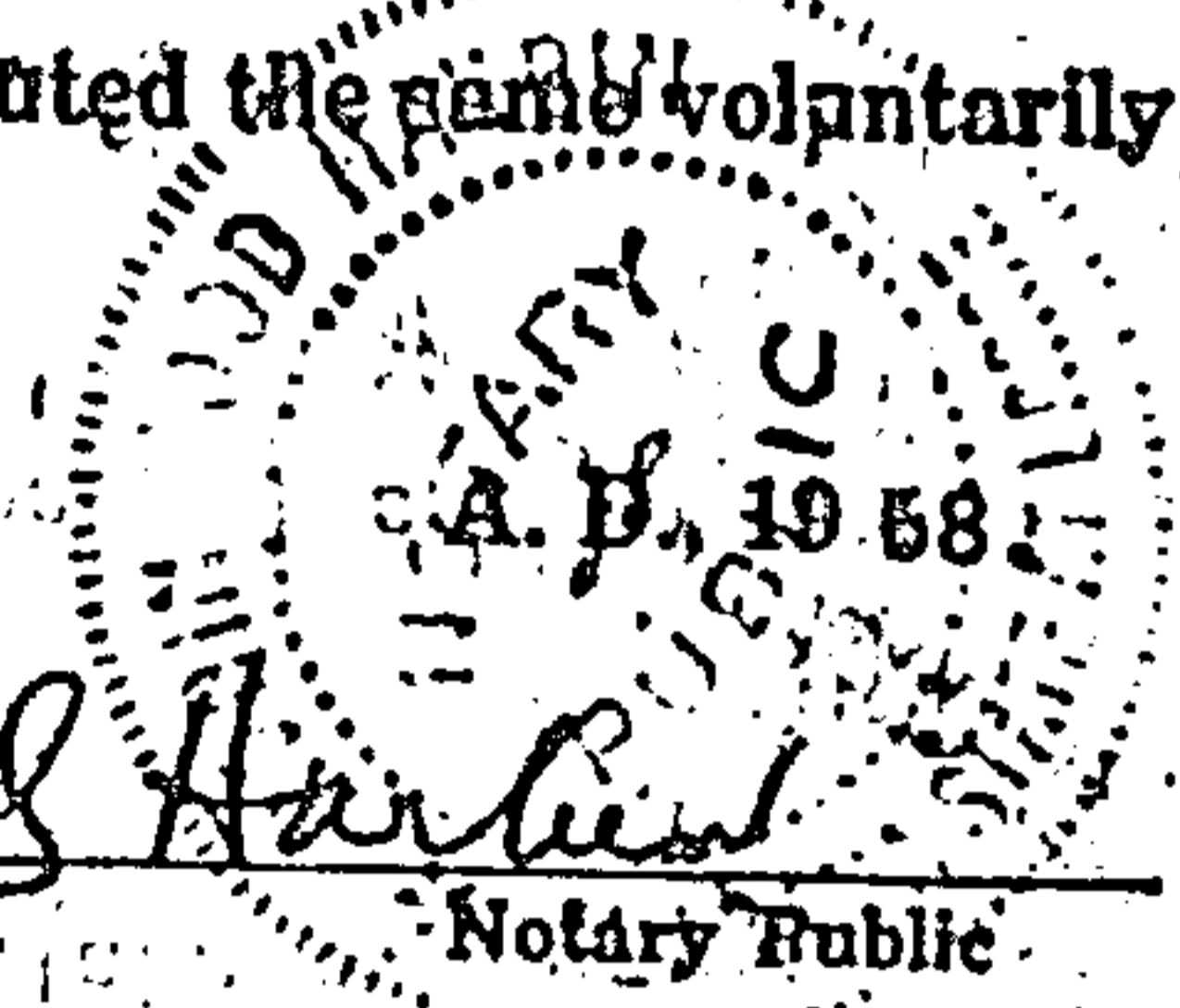
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gordon B. McBryde and wife, Ellie P. McBryde 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 27 day of December

Robin Hood Hartman

Notary Public



State of

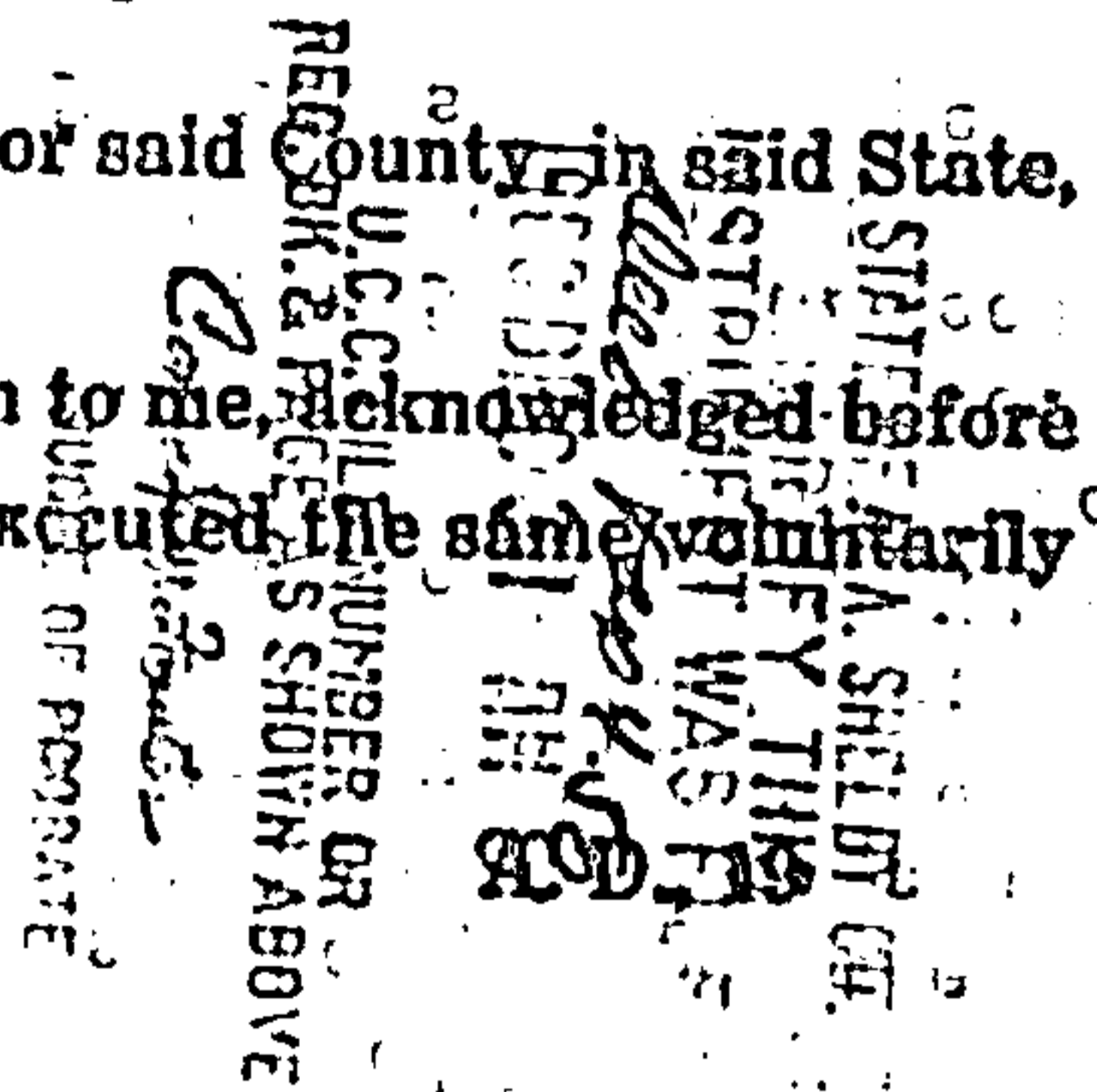
COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that signed to the foregoing conveyance, and who 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 day of

Notary Public



State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of a Corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of

Notary Public

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