

This instrument was prepared by

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(Name).....

(Address).....

Form 1-1-A Rev. 1-68

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 Seven Hundred Fifty and no/100 ----- DOLLARS

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

F. F. Brashier and wife, Olivia Brashier

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

Jackson E. Clements and Mable L. Clements

(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:

Begin at the NW corner of SW $\frac{1}{4}$ of Section 22, Township 19 South, Range 2 West; thence run South along West line of said SW $\frac{1}{4}$ a distance of 860.65 ft.; thence continue said course along said West line a distance of 409.25 ft. to the SW corner of land formerly purchased by the Grantors from Oscar McGuire, being the point of beginning of the land herein described; thence continue said course South along said West line a distance of 210 ft. more or less to the North right of way boundary of a roadway; thence turn left an angle of 62 deg. 52 min. 30 sec. along said right of way boundary and run southeasterly a distance of 40.05 ft.; thence turn an angle of 50 deg. 21 min. 30 sec. and continue along said right of way boundary and in a northeasterly direction a distance of 302.47 ft.; thence turn left an angle of 66 deg. 46 min. and run North along the West right of way boundary of said road to a point 313.8 ft. East of the point of beginning; thence run West 313.8 ft. to the point of beginning of the land herein conveyed. Said land being situated in the W $\frac{1}{2}$ of W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 22, Township 19, Range 2 West.

STATE OF ALABAMA
COUNTY OF SHELBY
RECEIVED
1968 OCT 22 10:00
Deed Tax 1.00
UCC FILING
REC. BY: [illegible]

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 22 day of October, 1969.

WITNESS:

.....(Seal)

F. F. Brashier
F. F. Brashier

.....(Seal)

.....(Seal)

Olivia Brashier
Olivia Brashier

.....(Seal)

.....(Seal)

.....(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

....., a Notary Public in and for said County, in said State, do hereby certify that F. F. Brashier and wife, Olivia Brashier 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 date.

Given under my hand and official seal this 22nd day of October, A. D., 1969.

Martha S. Joener
Notary Public.