

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(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 FIVE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. L. Hardin and wife, Leona Hardin

(herein referred to as grantors) do grant, bargain, sell and convey unto
Paulie Brown and wife, Catherine 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:

An undivided one-half interest in and to the following described property:
Commence at the SE corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, and from said corner run North along East boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 660 feet; thence West and parallel with the North line of said forty to the SE corner of J. V. Acton's property on the West side of the Cahaba Beach Road; thence continue West in the same direction along the South boundary of said Acton land 264 feet to the point of beginning of the land herein described and conveyed; thence Northerly and parallel with the West boundary of said Cahaba Beach Road 165 feet to a point; thence Westerly and parallel with the Northern boundary of said forty acres to the West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence Southerly along West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 190 feet to a point; thence East 132.5 feet; thence South 327.62 feet to a point on the North boundary of the S $\frac{1}{2}$ of S $\frac{1}{2}$ of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence Easterly along North boundary of said S $\frac{1}{2}$ of S $\frac{1}{2}$ of NW $\frac{1}{4}$ of NW $\frac{1}{4}$ to a point 264 feet West of the Cahaba Beach Road which said point constitutes the SW boundary of Elizabeth Gullede land; thence Northerly and parallel to the Cahaba Beach Road and along the West boundary of said Gullede Lot and lot formerly owned by Dewey Hardin now owned by Jimmy Harper 330 feet to point of beginning. Containing 6 $\frac{1}{2}$ acres, more or less.

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 4th day of April, 1970

WITNESS:

(Seal)
(Seal)
(Seal)

J. L. Hardin (Seal)
Mrs. Leona Hardin (Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, do hereby certify that J. L. Hardin and wife, Leona Hardin whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day, that, being informed of the contents of the conveyance they executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 4th day of April, A. D., 1970

Nancy K. Brasher
Notary Public.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
15 APR -6 PM 2:22
REC. OF ALA. SHELBY CO.
UCC FILE NO. 100-10000
PAGE 15
CONF. M. J. B. JR.
JUDGE OF SUPERIOR COURT