

This instrument was prepared by

2042

(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 SEVEN HUNDRED FIFTY AND NO/100 (\$750.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Mattie McGuire, a widow
(herein referred to as grantors) do grant, bargain, sell and convey unto

F. F. Brashier and wife, Olivia Brashier
(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 $\frac{1}{4}$, Section 22, Township 19 South, Range 2 West;
thence run South along the West line of said SW $\frac{1}{4}$ a distance of 860.65 feet for
point of beginning; thence continue said course along said West line a distance
of 619.25 feet to the NE right of way boundary of Roadway; turn left an angle of
62 deg. 52' 30" along said right of way boundary a distance of 40.05 feet; turn
left an angle of 50 deg. 21' 30" and continue along said right of way boundary a
distance of 302.47 feet; turn left an angle of 66 deg. 46' and continue along
said right of way boundary a distance of 506.24 feet; turn left an angle of 87 deg.
49' a distance of 313.8 feet to point of beginning; being in W $\frac{1}{2}$ of W $\frac{1}{2}$ of SW $\frac{1}{4}$,
Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

This deed is given to replace deed from grantor herein to grantees herein dated
in 1966, which was unrecorded, and was destroyed by fire.

RECORDED
APR 23 1970
1:00 PM
SHELBY COUNTY, ALA.
REC'D BY A. SHELBY CO.
CLERK

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, I have hereunto set my hand(s) and seal(s), this 20 day of April, 1970.

WITNESS:
Lance Brasher (Seal)
Mattie McGuire (Seal)
Lance Brasher (Seal)
(Seal) (Seal)

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STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Mattie McGuire
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on the day the same bears date, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 20 day of April, A. D., 1970.
Lance Brasher
Notary Public.

