

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

2278

(Address) Columbiana, Alabama 35051

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 Eight Thousand Dollars and other good and valuable consideration ~~to be paid~~

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

Billy M. Brand and wife, Helen D. Brand

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

Lawrence B. Tidmore and wife, Eunice Tidmore

(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:

Lot 15 in Block 2, Sector One of Resurvey of George's Subdivision of Keystone, according to Map as recorded in Map Book 3, page 79, in the Probate Office of Shelby County, Alabama. Minerals and Mining Rights Excepted.

Subject to protective covenants dated May 12, 1955, and recorded in Deed Book 174, page 32, in said Probate Office.



19710326000011660 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/26/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT NO. 1971-26
1971 MAR 26 AM 11:48
See Mtg 316-626
U.C.C. FILE INSTRUMENT OR SEC. BK. & PAGE AS SHOWN ABOVE
Confidential
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 26th day of March, 1971.

WITNESS:

.....(Seal)
.....(Seal)
.....(Seal)

Helen D. Brand (Seal)
Billy M. Brand (Seal)
.....(Seal)

836
PAGE
BOOK 266

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy M. Brand and wife, Helen D. Brand whose name 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 26th day of March, 1971.

Nancy K. Brasher
Notary Public.