



19710601000021890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/01/1971 12:00:00 AM FILED/CERT

This instrument was prepared by

3295

(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 Ten Thousand Dollars of which \$5,000.00 has been paid in cash and the balance of \$5,000.00 secured by purchase money mortgage to Charles M. Douglas DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles M. Douglas, a single man

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

Dewey Braswell and wife, Joyce Braswell

(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 SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 26, Township 21 South, Range 3 West, more particularly described as follows: Beginning at the point of intersection of the West right of way line of the Montevallo-Ashville road with the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run Westerly along North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 280 feet; thence run in a Southerly direction and parallel with said Montevallo Road a distance of 150.6 feet; thence run East a distance of 280 feet to West right of way line of said Montevallo-Ashville Road; thence run in a Northerly direction along West right of way line of said road a distance of 150.6 feet to point of beginning.

STATE OF ALABAMA
SHELBY COUNTY
J.C.C. FILED
REC. EX. & FILED AS SHOWN ABOVE
1971 JUN -1 AM 11:27
W.C. 5:00
CONF. 10/2/71

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 1 day of June, 1971

91 WITNESS:

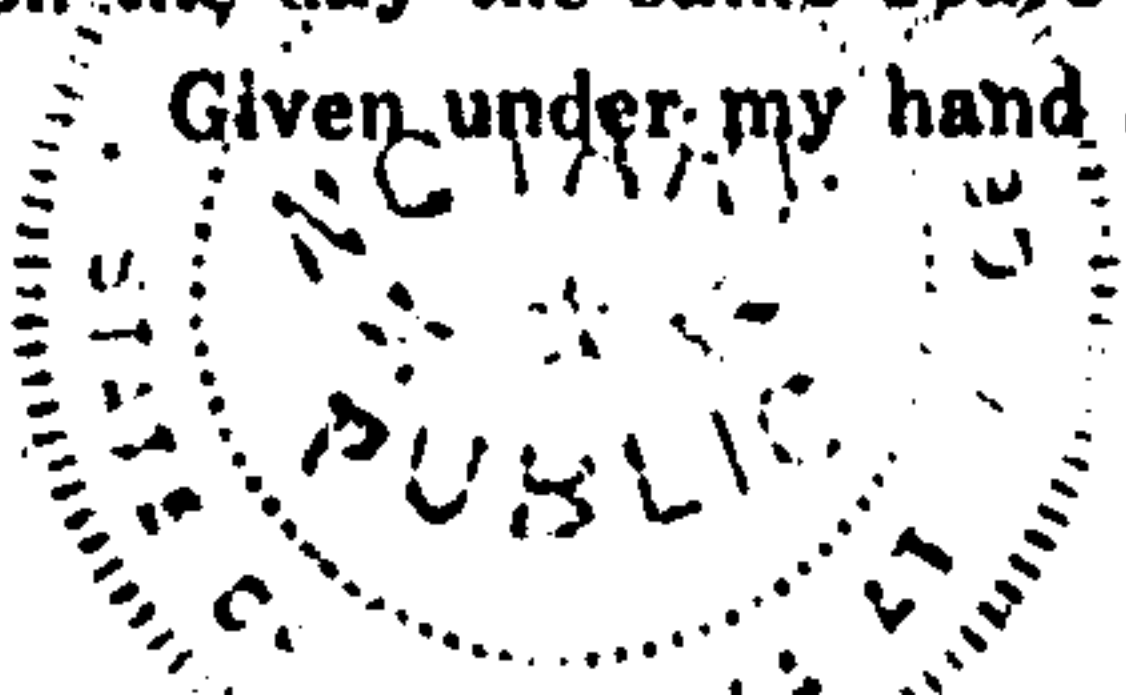
(Seal) Charles M. Douglas (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles M. Douglas whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of June, A. D., 1971.



Jane
Notary Public