

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(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 Three Thousand Twenty Five and No/100 (\$3,025.00)----- DOLLARS

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

Jimmy Dowdy and wife, Linda Dowdy  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Howard Brown and wife, Ruby 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:

Lot 8 of Calerina Farms, a subdivision of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  and S $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 14, Township 22, Range 2 West, Shelby County, Alabama, a map of which dated June 29, 1929, is recorded in Map Book 3, page 12, in the Probate Office of Shelby County, Alabama, and which is more particularly described as follows: Begin at the Southeast corner of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 14, Township 22, Range 2 West; thence run South along the East line of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 14 a distance of 510 feet, more or less, to the North margin of the right of way of the Calera-Columbiana Highway; run thence in a South-westerly direction and along said north right of way line of said Highway 165 feet to a point; run thence North and parallel with said East line of the said SW $\frac{1}{4}$  of SW $\frac{1}{4}$  510 feet, more or less, to the South line of the said NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 14, Township 22, Range 2 West; run thence east along said south line of said NW $\frac{1}{4}$  of SW $\frac{1}{4}$  165 feet, more or less, to the southeast corner thereof and the said point of beginning, containing two acres, more or less, and being situated in the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 14, Township 22, Range 2 West, Shelby County, Alabama. Subject to apparent easements, encroachments, and right of way and those of record, and subject to current year ad valorem taxes.

19710702000027120 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/02/1971 12:00:00 AM FILED/CERT

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 29 day of June, 1971.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy Dowdy and wife, Linda Dowdy 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 bears date.

Given under my hand and official seal this 29 day of June, A. D., 1971

Notary Public.