

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twelve Thousand Five Hundred and 00/100 - - - - - Dollars To the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Beverly C. Brownlee, an Unmarried Woman, (herein referred to as grantor) do grant, bargain, sell and convey unto William C. Garner and wife, Ollie S. Garner (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:

Commencing at the Northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 34, Township 24 North, Range 15 East, run thence West 670 feet along the North Boundary line of said forty to a point; run thence South parallel to the East line of said forty a distance of 301 feet to a 4 $\frac{1}{2}$ inch square concrete post; run thence South 87 $\frac{1}{2}$ deg. West 70 feet to the point of beginning of the lot herein conveyed; run thence South 16 deg. West 124 feet and 4 inches to a point; run thence South 87 deg. West 50 feet to a point; run thence North 22 deg. East 130 feet to a point; run thence North 87 $\frac{1}{2}$ deg. East 35 feet to the point of beginning.

Subject to the restrictions in deed to grantors recorded in Deed Book 199 at page 141 in the Probate Office of Shelby County, Alabama, and the existing flood rights of the Alabama Power Company.

Grantor further conveys to the Grantees the right of ingress and egress over and across the strip of land situated between the South line of the above described lot and the North side of Waxahatchee Creek.

An undivided one-eighth interest in the following described property: Commencing at the Northwest corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 34, Township 24 North, Range 15 East; thence run North 88 deg. 12 min. East along the North boundary line of said Quarter-Quarter Section a distance of 605.00 feet to the Northwest corner of Lot No. 1 as per Map of Benson's Camp, recorded in Map Book 4, Page 28, in the Office of Judge of Probate, Shelby County, Alabama; thence run South 0.00 deg. 06 min. East a distance of 264.00 feet to the point of beginning of the lot herein described and conveyed; thence continue South 0.00 deg. 06 min. East and run a distance of 6.00 feet to the Southwest corner of Lot No. 5 as per said Map; thence run North 88 deg. 12 min. East along the South side of said Lot No. 5 a distance of 8.00 feet; thence run North 0.00 deg. 06 min. West a distance of 6.00 feet; thence run South 88 deg. 12 min. West a distance of 8.00 feet to the point of beginning. This being a plot of ground 6.00 feet wide and 8.00 feet long situated in the Southwest corner of said Lot No. 5 and being the Lot on which the well is drilled.

(SEE ADDENDA BELOW)

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 23rd day of July, 1971.
WITNESS:

(Seal)

Beverly C. Brownlee (Seal)
Beverly C. Brownlee

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, *J. Staglton Jr.*, a Notary Public in and for ~~the~~ County, in said State, hereby certify that Beverly C. Brownlee, an Unmarried Woman, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of July A. D., 1971.

J. Staglton Jr.
Notary Public

"The within named Grantor, Beverly C. Brownlee, is the surviving Grantee named in deed recorded in Deed Book 261, on Page 167, in the Probate Office of Shelby County, Alabama, the other Grantee, James L. Brownlee, III, having died on Dec. 26, 1969."

WITNESS:

J. Staglton Jr. (Seal)

Beverly C. Brownlee (Seal)
Beverly C. Brownlee

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Shelby Cnty Judge of Probate, AL
07/26/1971 12:00:00 AM FILED/CERT