

This instrument was prepared by

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(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-15 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,

MTg 324-613

That in consideration of Twenty Five Thousand and No/100 (\$25,000.00)----- DOLLARS

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

A. C. Bronaugh and wife, Ida R. Bronaugh

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

J. E. Jackson, Jr. and wife, Joe Ann B. Jackson

(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 parcel of land in the North Half of the SE 1/4 of Section 36, Township 18 South, Range 1 East and being more particularly described as follows:

Commencing at the SW corner of the NW 1/4 of the SE 1/4 of Section 36, Township 18 South, Range 1 East, proceed in a Easterly direction along the quarter-quarter section line 756.30 feet to an iron pipe, which is on the East right of way of Shelby County Highway #55, said iron being the point of beginning; thence continue in an Easterly direction along the said quarter-quarter line, 1846.73 feet to an iron pipe and an old barbed wire fence, said iron being 30.50 feet West of the SE corner of NE 1/4 of SE 1/4 of Section 36, thence turn a deflection angle of 90 deg. 27 min. to the left and proceed in a Northerly direction along the said barbed wire fence, which is the agreed upon property line between Thompson and Bronaugh, 1316.59 feet to an iron pipe and a barbed wire fence, said iron pipe being 47.70 feet West of the NE corner of NE 1/4 of SE 1/4 of Section 36; thence turn a deflection angle of 89 deg. 38 min. to the left and proceed in a Westerly direction along said fence, which is the agreed upon property line between Thompson and Bronaugh 1321.57 feet to an iron pipe which is on the East right of way of Shelby County Highway #55; thence proceed in a South-westerly direction along the East right of way of said highway 1478.08 feet to the point of beginning. Said parcel containing 50.93 acres, more or less.

Subject to easements and rights of way of record, and subject to purchase money mortgage in the amount of \$15,000.00.

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 24 day of July, 1972.

WITNESS: [Signatures and Seals of A.C. Bronaugh and Ida R. Bronaugh]

BOOK 276 PAGE 271

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. C. Bronaugh and wife, Ida R. Bronaugh 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 24 day of July, A. D., 1972.

[Signature of Notary Public]

Notary Public.

My commission expires