

This instrument was prepared by

(Name) Shuford B. Smyer

Jefferson Land Title Service Co., Inc.

(Address) 600 Title Building  
Birmingham, Alabama 35203

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND TWO HUNDRED FIFTY and 00/100 (\$5,250.00) DOLLARS

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

Walter Ellis Branham and wife, Vera G. Branham  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Gerald Wayne Batton and wife, Brenda Batton

(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:

West 1/2 of the following described tract of land:

A portion of the SE 1/4 of SW 1/4 of Section 26, Township 17, Range 1 East described by metes and bounds as follows:

Commencing at the SW corner of said Section 26 run Eastward along the Southern line of said Section 1700 feet to point of beginning. From the point of beginning thus obtained run North parallel with the West line of said Section 990 feet; thence East parallel with the Northern boundary of said SE 1/4 of SW 1/4 of said Section 940 feet, more or less, to the Eastern boundary line of said 1/4-1/4 section; thence South along said line 990 feet, to the SE corner of 1/4-1/4 section; thence West along the Southern line of said Section 940 feet, more or less, to point of beginning.



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Shelby Cnty Judge of Probate, AL  
12/29/1972 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

day of December, 1972.

(Seal)  
(Seal)  
(Seal)

Walter Ellis Branham  
Walter Ellis Branham (Seal)

Vera G. Branham  
Vera G. Branham (Seal)

STATE OF ALABAMA  
COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter Ellis Branham and wife, Vera G. Branham, 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 12 day of December, A. D. 1972.

Notary Public