

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama



19730209000006090 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/09/1973 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

2990
See mtg. 328 - 634

That in consideration of Twenty-five Thousand, Nine Hundred and no/100----- DOLLARS

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

Daniel H. Standifer and wife, Connie Standifer

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

Clinton Eugene Brasher and Jane E. Brasher

(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:

Commence at the southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West, run thence in a westerly direction along the south line of said quarter-quarter section for a distance of 535.83 feet; thence turn an angle to the left of 91 deg. 39 min. 49 sec. and run in a southerly direction for a distance of 174.45 feet; thence turn an angle to the left of 103 deg. 05 min. and run in a northeasterly direction for a distance of 402.32 feet; thence turn an angle to the left of 74 deg. 22 min. and in a northerly direction for a distance of 366.70 feet; thence turn an angle to the right of 74 deg. 22 min. and run in a northeasterly direction for a distance of 100 feet to the point of beginning; from point of beginning thus obtained thence continue along last described course for a distance of 105 feet; thence turn an angle to the left of 90 deg. and in a northwesterly direction for a distance of 210.0 feet; thence turn an angle of 90 deg. to the left and run in a southwesterly direction for a distance of 105 feet; thence turn an angle to the left of 90 deg. and run in a southeasterly direction for a distance of 210 feet to the point of beginning.

12,200.00 of the purchase price \$25,900.00 was paid from a mortgage loan closed simultaneously with delivery of this deed.

STATE OF ALABAMA, SHALBY Co.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1973 FEB -9 AM 8:51
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Daniel H. Standifer

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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 7th day of January, 1973.

WITNESS:

(Seal)

(Seal)

(Seal)

Daniel H. Standifer (Seal)

Connie Standifer (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that Daniel H. Standifer and wife, Connie Standifer 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 7th day of January, A. D., 1973

Birney H. Hester
Notary Public.