

This instrument was prepared by

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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,

3746

That in consideration of Twelve Hundred and no/100 - - - - - (\$1,200.00) 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 Jerri Branham

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

Buddy Joe Batton and wife, Phyllis B. 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:

A Two (2) acre tract of lot described as follows: Beginning at the NW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Tp 17, Range 1 East. Thence run due South on land line 70 yards. Thence run due East 140 yards. Thence run 70 yards due North to land line, thence run due West along land line to point of beginning. Lying in and being a part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Tp 17, Range 1 East.

BOOK 279 PAGE 166

19730312000013640 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/12/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
MARCH 12 1973 10:56
J. C. FLETCHER JR.
CLERK OF THE PROBATE COURT

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 3rd day of February, 1973.

WITNESS:

Walter Branham (Seal)
Vera Jerri Branham (Seal)
Walter Branham (Seal)

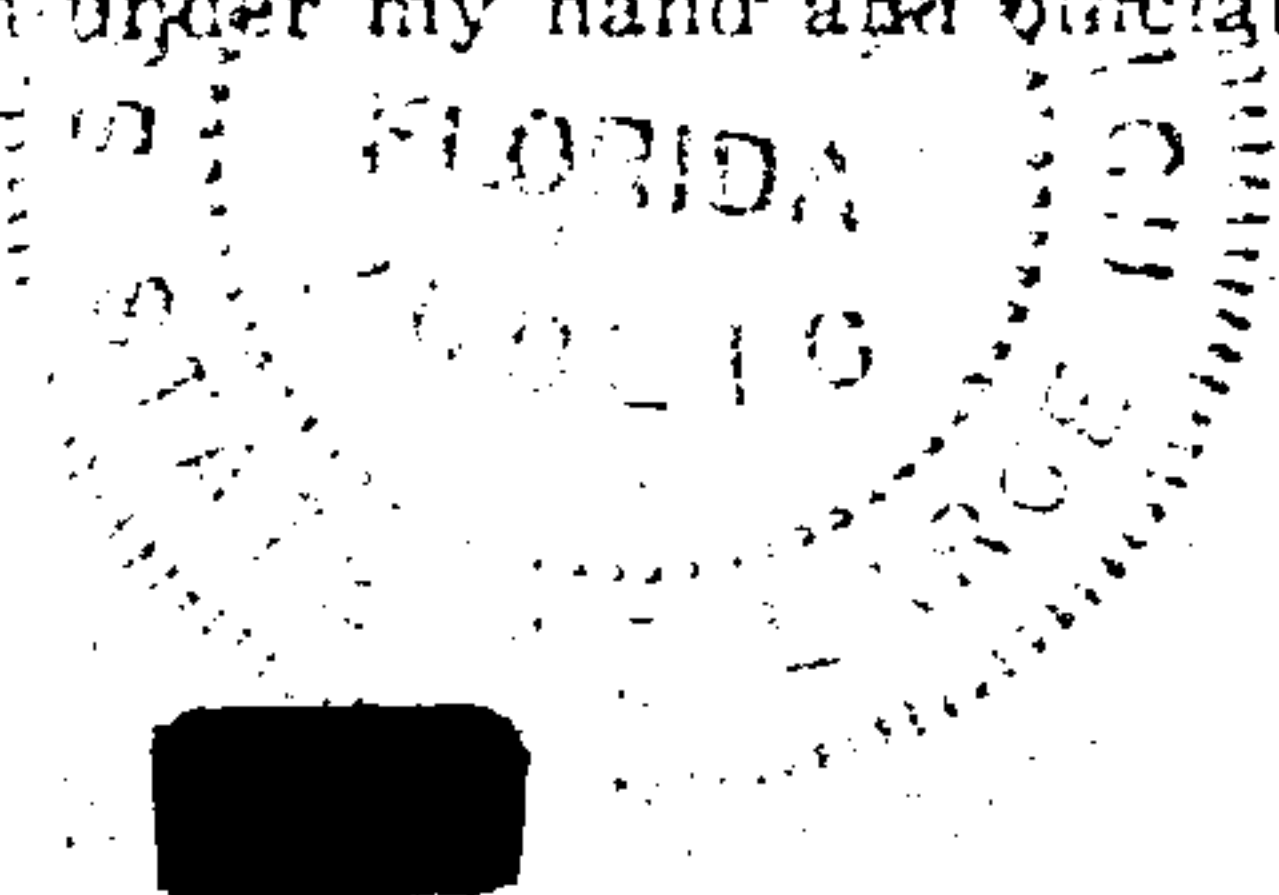
Buddy Joe Batton (Seal)
Phyllis B. Batton (Seal)
Phyllis B. Batton (Seal)

FLORIDA
STATE OF ~~ALABAMA~~
MANATEE COUNTY

General Acknowledgment

I, Walter Ellis Branham and wife, Vera Jerri Branham a Notary Public in and for said County, in said State, hereby certify that are whose name s 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 3rd day of February, A. D., 1973



Buddy K. Dietrich
Notary Public
Notary Public, State of Florida at Large
My Comm. Expires Dec. 10, 1975
Issued by American Title & Guaranty Co.

Notary Public.