

This instrument was prepared by

(Name) Karl C. Harrison
Attorney at Law
(Address) Columbiana, Alabama 35051

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,

That in consideration of One Thousand Six Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jane McNab Christian, a divorced woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Ronald O. Breland and Susie Breland

(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:

Beginning at the Northwest corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 24 North, Range 12 East, thence run South along west line of said quarter for a distance of 470.82 feet to point of beginning; thence turn an angle to the left of 84 deg. 32 min. 30 sec. for a distance of 208.7 feet; thence turn an angle to the right of 84 deg. 32 min. 30 sec. for a distance of 104.35 feet; thence turn an angle to the right of 95 deg. 27 min. 45 sec. for a distance of 208.7 feet; thence turn an angle to the right of 84 deg. 32 min. 15 sec. for a distance of 104.35 feet to point of beginning. This parcel of land containing one-half acre of land, located in the SE₄ of the NE₄ of Section 11, Township 24 North, Range 12 East, Shelby County, Alabama.

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

April 13, 1973, 12:15 PM

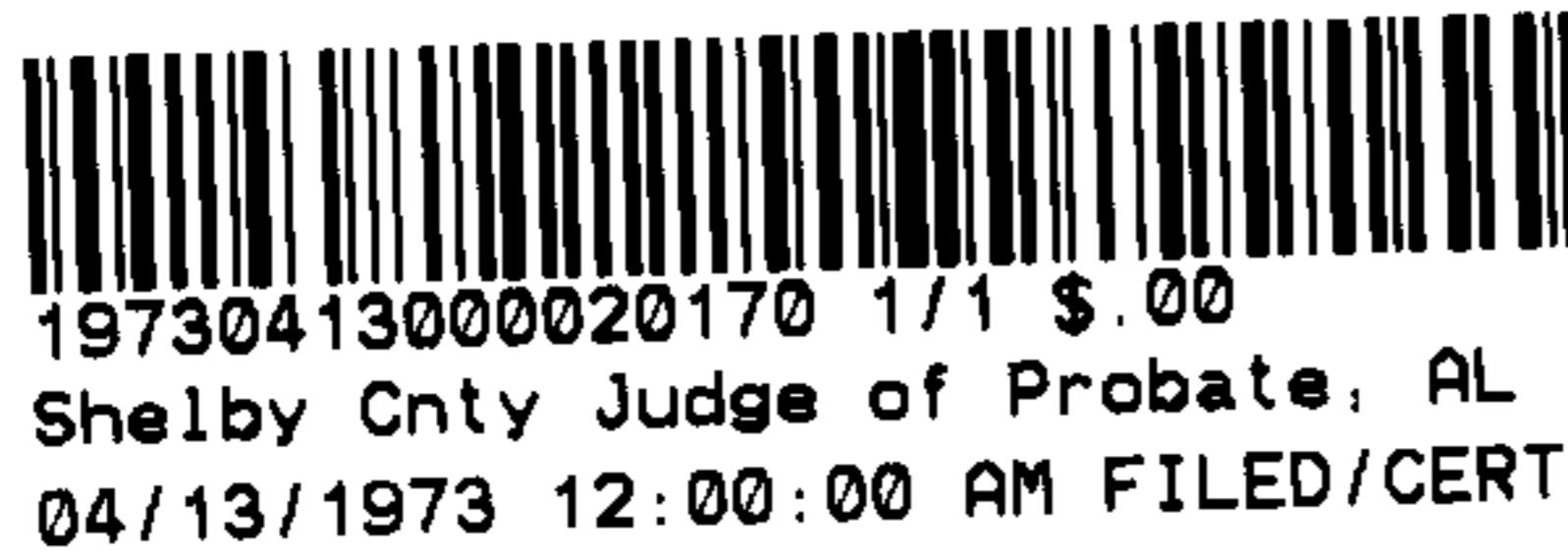
RECORDED & \$ MTS. TAX

\$ 2⁰⁰ DEED TAX WITH PD. ON THIS INSTRUMENT.

Conrad M. Lewis

JUDGE OF PROBATE

279 Part 654
book



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, I have hereunto set my hand(s) and seal(s), this 5th day of April, 1973.

WITNESS:

(Seal)

Jane McNab Christian

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Dorothy C. Conrad, a Notary Public in and for said County, in said State, hereby certify that Jane McNab Christian, a divorced 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 5th day of

April

A. D., 1973.

Dorothy Conrad
Notary Public