

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

3363

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 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,

That in consideration of Fourteen Thousand and No/100-----(\$14,000.00)--- DOLLARS

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

Lloyd G. Briggs and wife, Juanita Briggs

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

James Brown and wife, Elma Brown

(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:

An undivided three-fourth's interest in and to the following described property:

A parcel of land located in Section 1, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the point of intersection of the East right of way line of Interstate Highway No. 65 with the East right of way line of U. S. Highway No. 31; run thence North 21 deg. 50 min. West along said East right of way line of said Interstate Highway No. 65 for 23.28 feet; thence right 113 deg. 00 min. and South 88 deg. 50 min. East for 328.58 feet to the point of beginning of the parcel herein described; thence continue along the same course a distance of 105.92 feet; thence right 72 deg. 47 min. and South 16 deg. 03 min. East for 189.37 feet; thence right 100 deg. 13 min. and South 84 deg. 10 min. West for 216.14 feet to a point on the East right of way line of U. S. Highway No. 31 which is 325.29 feet SE of the point of commencement; thence right 41 deg. 50 min. and North 54 deg. 00 min. West for 75.29 feet; thence 90 deg. 00 min. right 200.07 feet to the point of beginning.

Subject to transmission line permits of record.



19740204000005660 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/04/1974 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 2nd

day of January, 1974.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN
U.C.C. FILE NUMBER
1974 FEB -4 AM 7:22
Deed Jan 18/74

(Seal)

(Seal)

(Seal)

[Handwritten signature of George J. Briggs]

(Seal)

(Seal)

(Seal)

STATE OF MISSOURI

SCOTT

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Lloyd G. Briggs and wife, Juanita Briggs 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 2nd day of January, A. D., 1974.

[Handwritten signature of Linda J. Norton]
Linda J. Norton
Notary Public.

Expires 6/27/76