

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA



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Shelby Cnty Judge of Probate, AL
02/07/1974 12:00:00 AM FILED/CERT

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 Ten Thousand and No/100 (\$10,000.00)-----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:

Commence at the Northeast corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West of the Huntsville Principal Meridian in Shelby County, Alabama; thence run South 89 deg. 55 min. West along the North line of said quarter section for 75.39 feet to a point on the Southwesterly right of way line of U. S. Highway No. 31, said point being the point of beginning of the parcel herein described; thence continue South 89 deg. 55 min. West along the North line of said quarter-quarter section for 307.54 feet to a point on the Easterly right of way line of Interstate Highway No. I-65; thence 81 deg. 08 min. left and run South 8 deg. 47 min. West along said right of way for 100.00 feet; thence 98 deg. 52 min. left and run North 89 deg. 55 min. East running parallel to the North line of said quarter-quarter section for 458.52 feet, more or less, to a point on the Southwesterly right of way line of said U. S. Highway No. 31; thence run North 54 deg. 00 min. West, more or less, along the Southwesterly right of way line of said U. S. Highway No. 31 for 167.76 feet, more or less, to the point of beginning, less and except that part thereof which lies in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West.

Together with a permanent easement upon, over, and across the property adjoining the above described parcel on and along the South side thereof and situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, to spill, place, and store dirt and other materials in filling and maintaining the said above described parcel to the grade level of Interstate Highway I-65 and U. S. Highway 31, to the extent of the normal fall of such fill dirt in filling said above described parcel to said grade level of said highways.

All according to survey of J. M. Keel, Registered Land Surveyor, dated December 10, 1969.

Subject to easements and restrictions of record.

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

BOOK 285 PAGE 164
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 FEB -4 AM 7:21
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Cora J. McArthur
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

[Signature]
Juanita 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.

[Signature]
Linda J. Norton
Notary Public.

6/27/76