

This instrument was prepared by

(Name) Harrison and Conwill
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 3492

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 ----- DOLLARS
and the assumption of the unpaid balance in the amount of \$12,130.78 on that certain mortgage
from George D. Barnes and wife, Verna Barnes to Shelby County Savings and Loan Assoc. dated
October 31, 1964, and recorded in Mortgage Book No. 600 in the Probate Office of Shelby County, Ala.
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

George D. Barnes and wife, Verna Barnes
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles W. Brooks and wife, Nancy Brooks
(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:

Lots 11 and 12 in Block 87, according to J. H. Dunstan's Map and Survey of the Town of
Calera, Alabama.
Situated in Shelby County, Alabama.

BOOK 285 PAGE 273

19740211000006390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/11/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB 11 AM 11:50
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cora J. Robinson
JUDGE OF PROBATE

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 4th
day of February, 1974.

WITNESS:

(Seal)

(Seal)

(Seal)

George D. Barnes (Seal)
George D. Barnes
Verna Barnes (Seal)
Verna Barnes

(Seal)

STATE OF ~~ALABAMA~~ TEXAS
COUNTY] General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that George D. Barnes and wife, Verna Barnes
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 4th day of February A. D., 1974

Form ALA-31 Alipe Davis Notary Public.