

This instrument was prepared by

(Name) Scott-Long Realty, Inc.

Jefferson Land Title Service Co., Inc.

(Address) P. O. Box 172, Montevallo, Ala. 35005

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-two thousand one hundred twenty-five and no/100-----DOLLARS and assumption of mortgage of ten thousand one hundred forty-four and 06/100 with Birmingham Federal Savings & Loan, Assn. dated 29th May 1964 recorded Mtg. Book 288, page 350 Probate Office to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Billy H. Orick and wife Lou Jean Orick

(herein referred to as grantors) do grant, bargain, sell and convey unto
James O. Braswell and wife Nezba E. Braswell

(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:

Part of the SE¹ of SE¹ of Section 34, Township 20 South, Range 3 West, described as follows: Commence at the SE corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run North along East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 261 feet, more or less, to North line of Alabaster-Helena Road; thence turn left and run parallel with North line of said Helena-Alabaster road for a distance of 964 feet to the East side of a certain 30 foot road; thence continue along same course 30 feet to the West side of said road; thence turn right and run parallel with the West side of said 30 foot road a distance of 200 feet to point of beginning of tract herein described; thence continue along same course 100 feet; thence 83 deg. 46 min. left 191.50 feet thence 91 deg. 21 min. left 100 feet; thence 88 deg. 49 min. left 200 feet to point of beginning. Minerals and mining rights excepted.

19740322000013680 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/22/1974 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR 22 PM 2:33
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cora J. McDaniel
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 22nd day of March, 1974

WITNESS:

Kathryn M. Thomas (Seal)
Kathryn M. Thomas (Seal)
(Seal)

Billy H. Orick (Seal)
Lou Jean Orick (Seal)
(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Kathryn M. Thomas, a Notary Public in and for said County, in said State hereby certify that Billy H. Orick and wife Lou Jean Orick 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of March, A. D., 1974

Kathryn M. Thomas
My Commission Expires October 1, 1975
Notary Public.