

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama 35051 5444

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 FIFTY-SIX THOUSAND, TWO HUNDRED FIFTY & NO/100 (\$56,250.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Walton Hamner and wife, Iris A. Hamner

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

Ronald N. Brown and wife, Bonnie M. 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:

Lot 7, Block 3, FIRST ADDITION TO INDIAN HILLS SECOND SECTOR, as recorded in Map Book 5, page 7 in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

BOOK 286 PAGE 770

19740516000023780 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/16/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 MAY 10 PM 12:06
REC. BK. & PAGE AS SHOWN ABOVE
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 10th day of May, 1974.

WITNESS:

(Seal) (Walton Hamner) (Seal)
(Seal) (Iris A. Hamner) (Seal)
(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walton Hamner and wife, Iris A. Hamner 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 10th day of May, A. D., 1974.

Lance Brasher
Notary Public.