

(Name) Harrison and Conwill
Attorneys at Law
(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-

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

That in consideration of One and no/100 Dollar and the assumption of that certain mortgage from the Grantors herein to the First National Bank of Columbiana, Alabama dated May 24, 1974 and recorded in Mortgage Book 339, Page 445 in the Probate Office of Shelby County, Alabama to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William George McCowan and wife, Barbara L. McCowan

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

Jerome James Kern and Brenda Ruth Kern

(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:

A tract of land located in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 18, Range 2 East, describe as follows: Commence at the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run East along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 1320 feet more or less to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run South along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 392.5 feet; thence run West parallel to the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 927.5 feet to a point; thence run in a Northwesterly direction a distance of 557 feet, more or less, to the point of beginning.

There is also conveyed a 15 foot easement for ingress and egress over the grantors' remaining property. This easement is to be confined to the road as it is now located.

Grantors further grant to the grantee the right to install water lines and pipes from the above described property across grantors' remaining property, to the natural well located on grantors' remaining property. This is a personal easement limited to said grantees and is not an easement to run with the land.

19740731000037890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/31/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL 31 PM 2:04
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Conrad M. McArthur

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 24th day of July, 1974.

WITNESS:

(Seal)
(Seal)
(Seal)

William George McCowan (Seal)
Barbara L. McCowan (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, Eva D. Moore, a Notary Public in and for said County, in said State, hereby certify that William George McCowan and wife, Barbara L. McCowan whose name s 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 24th day of July, 1974.