

This instrument prepared by

(Name) W. L. Longshore, Jr., Attorney

(Address) 423 Frank Nelson Building - Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty Six Thousand Five Hundred and no/100--(\$26,500.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Horace M. Massey and wife, Annette L. Massey

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

Larry L. Brasher and wife, Paulette W. Brasher

(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 Lot or parcel of land situated in the SW 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 1 West, more particularly described as follows: Commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 1 West, thence run North along the East line thereof for a distance of 610.3 feet to the South right of way line of a County Paved Road, thence turn 86 deg. 30 minutes to the left and run in a Westerly direction along the South right of way of said road for a distance of 210.0 feet, thence turn 4 deg. 50 min. to the left and continue in a Westerly direction along said road for a distance of 50.0 feet to the point of beginning of the tract to be conveyed; thence turn 1 deg. 15 min. to the left and continue in a Westerly direction along said road for a distance of 210.0 feet; thence turn 87 deg. 25 min. to the left and run in a Southerly direction parallel to the East line of said 1/4 1/4 for a distance of 210.0 feet; thence turn 92 deg. 35 min. to the left and run in an Easterly direction parallel to said road for a distance of 210.0 feet; thence turn 87 deg. 25 min. to the left and run in a Northerly direction and parallel to the East line of said 1/4 1/4 for a distance of 210.0 feet to the point of beginning. Mineral and mining rights excepted. Situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for current year, 1974.
2. Rights of ways to Ala. Power Co. as recorded in Deed Book 126, page 327, Deed Book 133, page 414 and Deed Book 216, page 94, in the Probate Office of Shelby Co., Ala.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Vol. 84, page 594, in the Probate Office fo Shelby Co., Ala.

\$22,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 23rd

day of September, 1974

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STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 SEP 25 AM 9:01
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
C. J. Brasher

(Seal)

Horace M. Massey
Horace M. Massey

(Seal)

(Seal)

Annette L. Massey
Annette L. Massey

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Horace M. Massey and wife, Annette L. Massey 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 23rd day of September, A. D. 1974



19740925000047090 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/25/1974 12:00:00 AM FILED/CERT

Notary Public