

This instrument was prepared by

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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 One dollar (\$1.00) and other good and valuable consideration—DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Aubrey Wade Brannon and wife, Lucille Bevels Brannon,

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

Manuel Robert Hardin and wife, Margaret Ruth Hardin,

(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 part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31 Township 18 South, Range 1 West described as follows:

Begin at the SW corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, and run North along the West line of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 671.65 feet to the SW corner of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$; thence 90 deg. 4 minutes to right in a easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 356.08 feet, said point being point of beginning; thence continuing in an easterly direction along the last described course a distance of 231.25 feet, thence turning left 89 deg. 56 min. and running in a northerly direction 65.0 feet; thence turning left 89 deg. 56 min. running in a westerly direction 189.54 feet; thence turning left 50 deg. 55 min. and running in a southwesterly direction 84.37 feet to point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1974 OCT 14 AM 10:04

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

JUDGE OF PROBATE



19741014000050380 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/14/1974 12:00:00 AM FILED/CERT

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 September day of September, 19 74

WITNESS:

(Seal)

(Seal)

(Seal)

Aubrey Wade Brannon (Seal)
AUBREY WADE BRANNON

Lucille Bevels Brannon (Seal)
LUCILLE BEVELS BRANNON

(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 Aubrey Wade Brannon and wife, Lucille Bevels Brannon, 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of September, A. D., 19 74

Diana Robb

Notary Public.