

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 and other good and valuable consideration (\$1.00)-----DOLLARS

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

Manuel Robert Hardin and wife, Margaret Ruth Hardin,

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

Aubrey Wade Brannon and wife, Lucille Bevels Brannon,

(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:

Section 31, Township 19 South, Range 1 West: 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 the said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 671.65 feet to SW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NW $\frac{1}{4}$ thence turn an angle of 90 degrees 4 minutes to the right in an easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 159.61 feet to a point in the center line in a 20 feet wide chert road to said point of beginning; thence continuing in an easterly direction along the last described course a distance of 24.6 feet, thence turn 39 deg. 51 minutes right and run a distance of 122.30 feet; thence turn left 76 deg. 56 minutes and run 128.13 feet in a Northeasterly direction; thence turn left 142 deg. 59 minutes and run in a westerly direction 246.47 feet to the point of beginning.



19741104000053620 1/1 \$1.00
Shelby Cnty Judge of Probate, AL
11/04/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 NOV - 4 PM 1:08
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conserved by *[Signature]*
JUDGE OF PROBATE

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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 4 day of September, 1974

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Manuel Robert Hardin (Seal)
MANUEL ROBERT HARDIN
Margaret Ruth Hardin (Seal)
MARGARET RUTH HARDIN
_____(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 Manuel Robert Hardin and wife, Margaret Ruth Hardin, 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 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., 1974

[Signature]
Notary Public.