

James J. Odom, Jr.
620 North 22nd Street
Birmingham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

See Mtg 343-38

That in consideration of Twenty-six Thousand, Five Hundred and No/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

William Bryan Simpson and wife, Kathryn Joann Simpson,

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

Howard Davis Brogden and Georjane Loveless Brogden

(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:

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 3 West; run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 466.90 feet; thence turn an angle to the right of 88 degrees 41 minutes 30 seconds and in a Southerly direction for a distance of 877.73 feet to the point of beginning; from the point of beginning thus obtained thence turn an angle to the left of 105 degrees 13 minutes 15 seconds and in a Northeasterly direction for a distance of 173.84 feet; thence turn an angle to the left of 88 degrees 15 minutes and in a Northwesterly direction for a distance of 198.23 feet; thence turn an angle to the left of 90 degrees in a southwesterly direction for a distance of 125 feet; thence turn an angle to the left of 76 degrees 31 minutes 45 seconds and in a Southerly direction for a distance of 209.29 feet to the point of beginning. Situated in town of Pelham, Shelby County, Alabama.

SUBJECT TO: (1) Current taxes.

\$26,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Mtg 343-38
1974 NOV 21 AM 8:32

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carmel M. Brogden
JUDGE OF PROBATE



19741121000056640 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/21/1974 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 ~~X~~ (we) do, for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 and seal S, this 19th day of November, 1974

WITNESS:

William Bryan Simpson

Kathryn Joann Simpson

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Bryan Simpson and wife, Kathryn Joann Simpson, 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 19th day of November, A.D., 1974.