

This instrument was prepared by

(Name) Laurence D. Weygand

(Address) 124 First Street, Alabaster, Alabama 35007

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 DOLLARS

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

Oscar Lee Brown, and wife, Catherine Louise Brown

(herein referred to as grantors) do grant, bargain, sell and convey unto Jerry Lee Brown and Wife, Linda L. Brown

(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:

Part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows: From the northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section run east along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 51 feet to a point of beginning, thence continue east along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 934.3 feet, thence turn an angle to the right of 90° and run in a southerly direction 261.95 feet, thence turn an angle to the right of 90° and run in a westerly direction for a distance of 479.02 feet, thence turn an angle to the left of 53°-31' and run in a southwesterly direction for a distance of 229.38 feet, more or less, to a point on the northeasterly right of way line of a county road, thence turn an angle to the right of 100°-06' and run in a northwesterly direction along said right of way line for a distance of 81.65 feet, thence turn an angle to the left of 6°-35' and run in a northwesterly direction for a distance of 209 feet, thence turn an angle to the right of 27°-54' and run in a northwesterly direction for a distance of 272.78 feet to the point of beginning, containing 6.00 acres, more or less.

BOOK 289 PAGE 871

19741209000059050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/09/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 DEC -9 PM 10:25
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

BOOK 289 PAGE 871
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 ~~we~~ (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 day of Dec 7, 1974

WITNESS:

Mari Elliott (Seal)

(Seal)

(Seal)

(Seal)

Oscar Lee Brown

Oscar Lee Brown (Seal)

Catherine Louise Brown

Catherine Louise Brown (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Kelly B. Blizze, a Notary Public in and for said County, in said State, hereby certify that Oscar Lee Brown, and wife, Catherine Louise Brown 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 7 day of December, A. D., 1974

Kelly B. Blizze
Notary Public.

My Commission Expires March 22