

This instrument prepared by

(Name) Harrison and Conwill
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS, 2374

That in consideration of Four thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. O. Browning and wife, Velma L. Browning
(herein referred to as grantors) do grant, bargain, sell and convey unto

Johnnie P. Lunsford, Jr. and Leola F. Lunsford
(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 SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 5, Township 22, South, Range 3 West, described as
follows: Commence at a point 985.7 feet North and 815.4 feet West of the center of
Section 5, Township 22 South, Range 3 West, which said point is point of beginning and
run North 14 deg. 10 min. East for 65.0 feet; thence North 85 deg. 50 min. West for 300.00
feet; thence run South 4 deg. 10 min. West 110 feet; thence run North 84 deg. 10 min. East
282.1 feet to point of beginning.

MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT to transmission line permits in favor of Alabama Power Company recorded in Deed
Book 87, page 316, and Deed Book 139, page 595, in the Probate Records of Shelby County,
Alabama.

BOOK 290 PAGE 644

19750207000005940 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/07/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 FEB - 7 PM 2:19
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conrad M. Browning

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 7th
day of February, 1975.

WITNESS:

_____(Seal) J. O. Browning (Seal)
_____(Seal) Velma L. Browning (Seal)
_____(Seal) Velma L. Browning (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 J.O. Browning and wife, Velma L. Browning
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 7th day of February

