

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 Six Thousand and no/100(\$6,000.00) DOLLARS

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

James Ted Brasher and wife, Mary Ella Brasher

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

Kenneth W. Dawkins and wife, Judy K. Dawkins

(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 lot or parcel of land situated in the NW¹/₄ of the SW¹/₄ of Sec. 17, T 19 S, R 1 W, and being more particularly described as follows:

Commence at the Southeast corner of the West One Half of the NW¹/₄ of the SW¹/₄ of said Section for a point of beginning. Thence run North along the East line for a distance of 474.44 feet, thence turn 133 deg. 29 min. 14 sec. to the left for a distance of 686.45 feet to a point on the South line of said West one-half of said NW¹/₄ of the SW¹/₄, thence turn 136 deg. 17 min. 16 sec. to the left for a distance of 498.03 feet to the said Southeast corner of said West One-half of said NW¹/₄ of the SW¹/₄ of Section 17, Township 19 South, Range 1 West, and the point of beginning. Subject to easements and rights of way of record.

Also, an easement of uniform width of 20 feet over and across adjoining property which is owned by the grantors to provide ingress and egress to and from said property and the public road.

Also, a permit and license for the grantees and their immediate family to use and enjoy for fishing and recreational purposes a lake of approximately 8 acres on the grantors property for and during the terms of the natural lives of the grantees; this permit and license shall not be construed as running with the land.

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Shelby Cnty Judge of Probate, AL
07/01/1975 12:00:00AM 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 28th day of June, 1975.

WITNESS:

(Seal)
(Seal)
(Seal)

James Ted Brasher (Seal)
Mary Ella Brasher (Seal)
(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 James Ted Brasher and wife, Mary Ella Brasher 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 28th day of June A. D., 1975.

Notary Public.