

This instrument was prepared by

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

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,

That in consideration of Three thousand six hundred and no/100 ----- DOLLARS

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

Billy H. Geeslin and wife, Mary A. Geeslin

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

Charles W. Brooks and Nancy I. Brooks

(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:

Lots 13, 14, 15 and 16, in Block 87, according to J. H. Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama.

Subject to restrictions of record in Volume Deed Book 217, page 360 in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 293 PAGE 464

19750718000038050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/18/1975 12:00:00AM FILED/CERT

JUDGE OF PROBATE

Need July 4.00
Conrad M. Conrad

1975 JUL 18 AM 9:25

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

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 11th day of July, 1975.

WITNESS:

(Seal)
(Seal)
(Seal)

Billy H. Geeslin (Seal)
Mary A. Geeslin (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 Billy H. Geeslin and wife, Mary A. Geeslin, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, 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 11th day of July, A. D., 1975

Dorothy Conrad
Notary Public.