

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

3094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

mtg 352-752

That in consideration of One Thousand and No/100 ----- DOLLARS
and other good and valuable consideration

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

Frank S. Brush, III and wife, Kathryn Newell Brush
(herein referred to as grantors) do grant, bargain, sell and convey unto

Phillip M. Edwards and Lillie Joyce Edwards

(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:

Lot 3 according to the First Addition to Indian Highlands as recorded in Map Book
5, Page 6 in the Probate Office of Shelby County, Alabama.

Subject to restrictive covenants and conditions dated August 9, 1965, recorded in
Deed Book 236, Page 898, and agreement with Alabama Power Company recorded in Deed
Book 242, Page 791 in Probate Office of Shelby County, Alabama.

19760310000020320 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/10/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR 10 AM 11:05
Clerk of Probate
JUDGE OF PROBATE

BOOK 297 PAGE 475

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 9th
day of March, 1976.

WITNESS:

(Seal)
(Seal)
(Seal)

Frank S. Brush, III
Kathryn Newell Brush
Kathryn Newell Brush
(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 Frank S. Brush, III and wife, Kathryn Newell Brush
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 9th day of March, A. D., 1976

Martha B. Joiner
Notary Public.