

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

4894 **Jefferson Land Title Service Co., Inc.**

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19760506000040960 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/06/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Ten 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,
David R. Reynolds and wife, Lu Era Reynolds

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

Joann Brasher and husband, James Brasher

(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 tract of land located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SE $\frac{1}{4}$, Section 17,
Township 19 South, Range 2 East, and being more particularly described as
commencing at the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17;
thence South 89 deg. 58 min. West along the North line of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
said Section 17, 660.4 feet to the place of beginning; thence from the place of
beginning South 0 deg. 11 min. 40 sec. East 2625.3 feet to the South line of
the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 17; thence South 89 deg. 58 min. West along
the South line of said forty, 367.4 feet to the center of a paved road; thence
North 30 deg. 51 min. West along the center of said paved road 759.5 feet;
thence North 65 deg. 09 min. East 455.67 feet; thence North 0 deg. 11 min. 40
sec. West 469.0 feet to the North line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 17;
thence North 89 deg. 58 min. East along the North line of said forty 175.0 feet;
thence North 0 deg. 11 min. 40 sec. West, 1312.65 feet to the North line of the
SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 17; thence North 89 deg. 58 min. East along the
North line of said forty 165.0 feet to the place of beginning and containing
19.46 acres more or less.

LESS & EXCEPT a 40 foot right-of-way along an existing highway along the West
line of said tract.

Subject to a 30 foot right-of-way.

ALSO LESS AND EXCEPT a parcel previously conveyed to grantees as shown by deed
recorded in Shelby County Probate Office in Deed Book 279, at page 277.

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.

12 WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this

30th

day of **April**, 19⁷⁶.

our

hand(s) and seal(s), this

day of **April**, 19⁷⁶.

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