

Jack H. Harrison

1453 First National-Southern Natural Bldg.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Thirty-nine thousand and No/100-----DOLLARS

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

Francis Edward Carney, Jr., and wife, Hilda M. Carney

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

Arthur V. Brown, Jr., and wife, Margaret L. Brown

(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:

Begin at the Southwest corner of SW 1/4 of NW 1/4 of Section 26, Township 19, Range 3 West, thence North along west line of said 1/4-1/4 section 686.65 feet; thence turn 90° degrees right and run 218.06 feet to the Westerly right of way line of paved public road, thence in Southerly direction along said right of way line to South line of 1/4-1/4 section thence west along South line of said 1/4-1/4 section to point of beginning, situated in Shelby County, Alabama.

SUBJECT TO:

1. Current taxes.
2. Right of way for roadway as set forth by instrument recorded in Deed Book 175, page 527.
3. Easements as shown on Survey of Cahaba River Estates as recorded in Map Book 17, page 64.
4. Right of way in favor of Alabama Power Company recorded in Deed Book 181, page 11 and Deed Book 202, page 360.

ALSO, subject to the terms and conditions of that certain mortgage from Jerry M. Caffee and wife, Faye Caffee to Home Federal Savings and Loan Association recorded in Mortgage Volume 323, page 594, which Grantees herein assume and agree to pay.

19760805000073830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/05/1976 12:00:00AM FILED/CERT

JUDGE OF PROBATE

CONFIRMED

DEED BOOK 3900

AUG-5 AM 8:58

STATE OF ALA. SHELBY CO.
I HEREBY 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:

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 and seals, this 2nd day of August, 1976

WITNESS:

Francis Edward Carney, Jr.
Francis Edward Carney, Jr.
Hilda M. Carney

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Francis Edward Carney, Jr., and wife, Hilda M. Carney 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 2nd day of August, A. D. 1976