



19760819000079410 1/4 \$.00
Shelby Cnty Judge of Probate, AL
08/19/1976 12:00:00 AM FILED/CERT

This instrument was prepared by:

Vernon N. Schmitt, Attorney at Law
P. O. Box 521, Leeds, Alabama 35094

7554

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN-----(\$10.00)-----DOLLARS to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bessie S. Brasher and husband, W. E. Brasher, Millard H. Stokes and wife, Mae W. Stokes, Percy B. Stokes, and wife, Freda O. Stokes, Kernal R. Brasher and wife, Bell O. Brasher, and Hazel S. Whitfield and husband, Carl B. Whitfield, being the sole and surviving heirs of Ada Stokes, deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto Sheri S. Rich and husband, Claude R. Rich, (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:

Commence at the SW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 12, Township 18 South, Range 1 East, thence east along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 255 feet; thence left 90° and go 124 feet to an iron stake located on the right of way line of county road 43 which is the point of beginning of the property herein described; thence continue along the last named course a distance of 668 feet to a point; thence turn a 90° angle to the right and go a distance of 165 feet to an iron pin; thence turn a 90° angle to the right and go a distance of 420 feet to an iron stake; thence turn a 90° angle to the left and go a distance of 55 feet to an iron stake; thence turn a 90° angle to the right and go a distance of 238 feet to an iron stake on the northerly right of way line of county road 43; thence right 90 degrees a distance of 210 feet along the northerly right of way line of county road 43 to the point of beginning, containing 2.3 acres more or less in Shelby County, Alabama.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 12th
day of August, 1976.

BESSIE BRASHER (SEAL)
Bessie S. Brasher

W E Brasher (SEAL)
W. E. Brasher

Millard H. Stokes (SEAL)
Millard H. Stokes

Mae W. Stokes (SEAL)
Mae W. Stokes

Percy B. Stokes (SEAL)
Percy B. Stokes

Freda O. Stokes (SEAL)
Freda O. Stokes

Kernal R. Brasher (SEAL)
Kernal R. Brasher

Bell O. Brasher (SEAL)
Bell O. Brasher

Hazel S. Whitfield (SEAL)
Hazel S. Whitfield

Carl B. Whitfield (SEAL)
Carl B. Whitfield

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STATE OF ALABAMA)
)
SHELBY COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Bessie S. Brasher and husband, W. E. 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 12th day of August A.D.,
1976.

[Signature]
Notary Public.

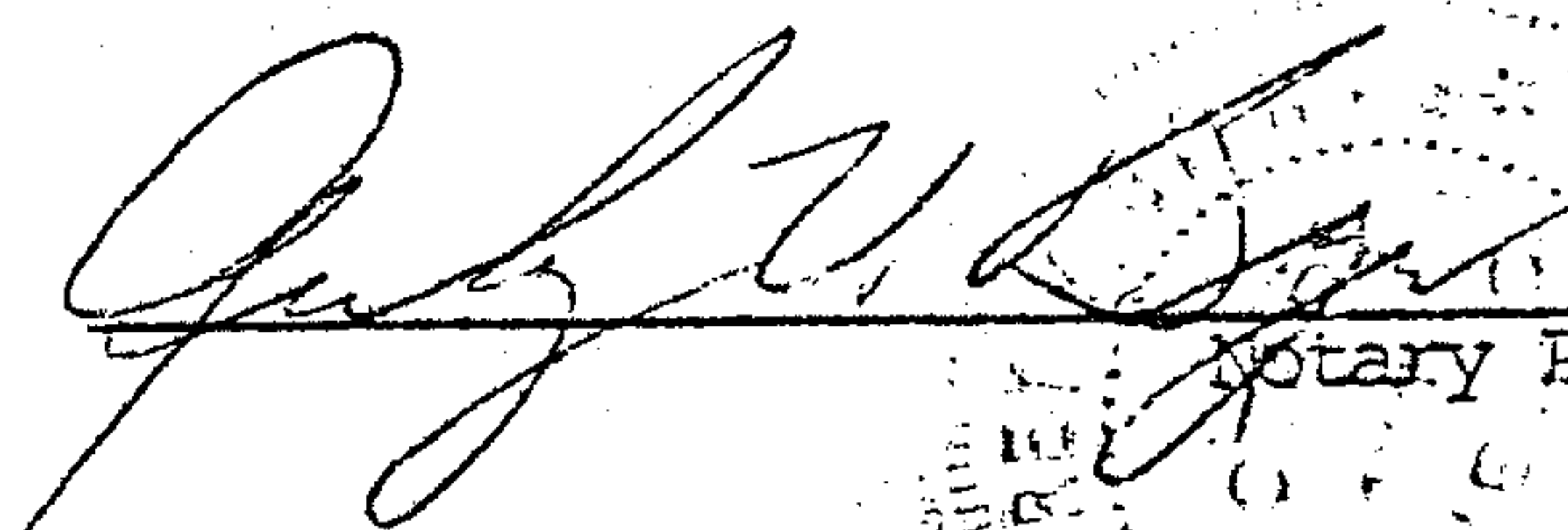
BOOK 300 PAGE 450

STATE OF ALABAMA)
)
SHELBY COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Millard H. Stokes and wife, Mae W. Stokes, 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 12th day of August A.D.,
1976.

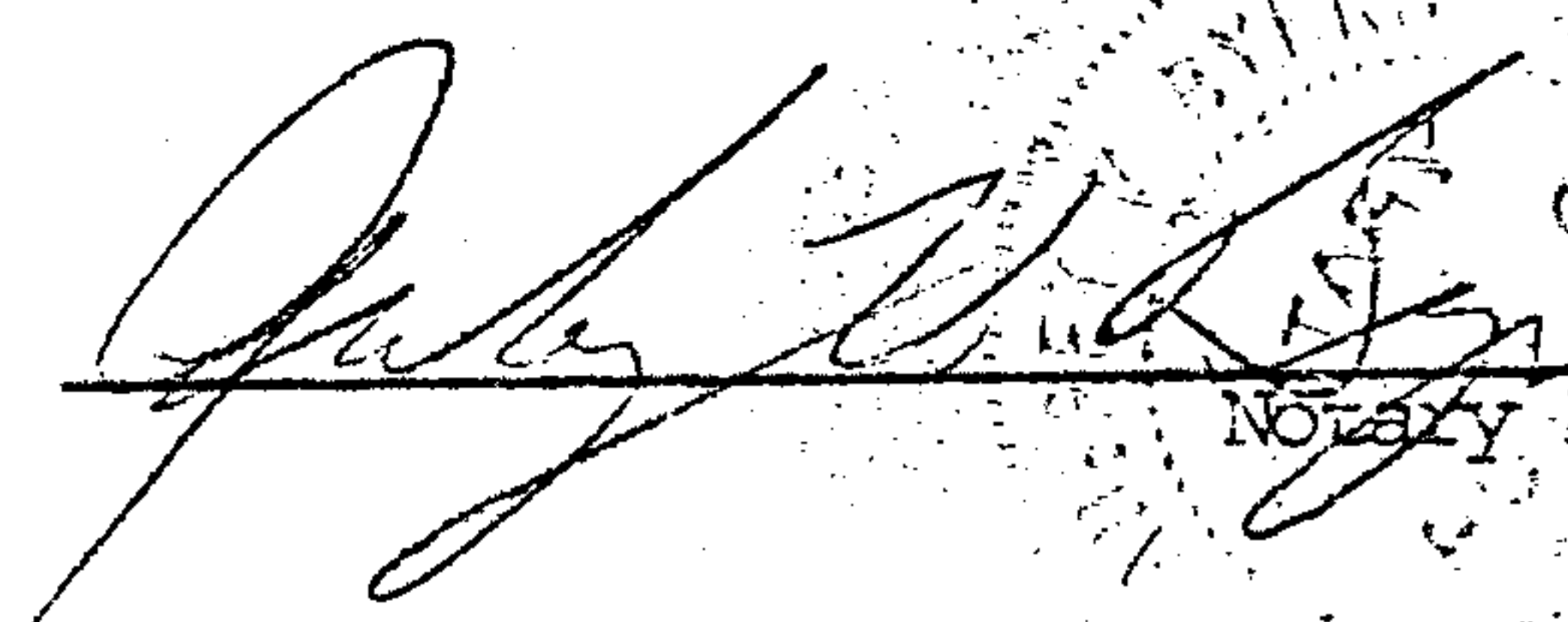

Notary Public.

STATE OF ALABAMA)
)
SHELBY COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Percy B. Stokes and wife, Freda O. Stokes, 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 12th day of August A.D.,
1976.


Notary Public.

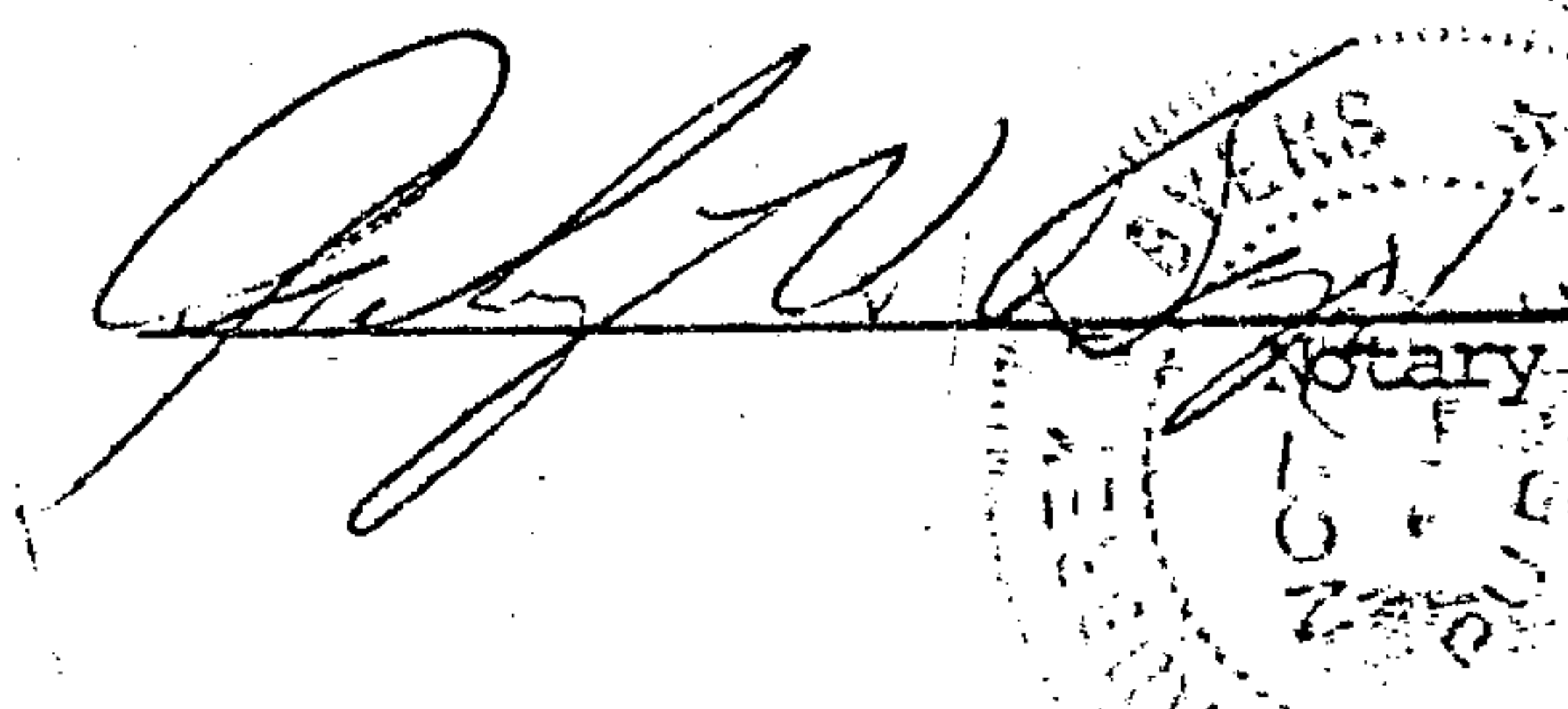

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STATE OF ALABAMA)
)
SHELBY COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kernal R. Brasher and wife, Bell O. 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 12th day of August A.D.,
1976.

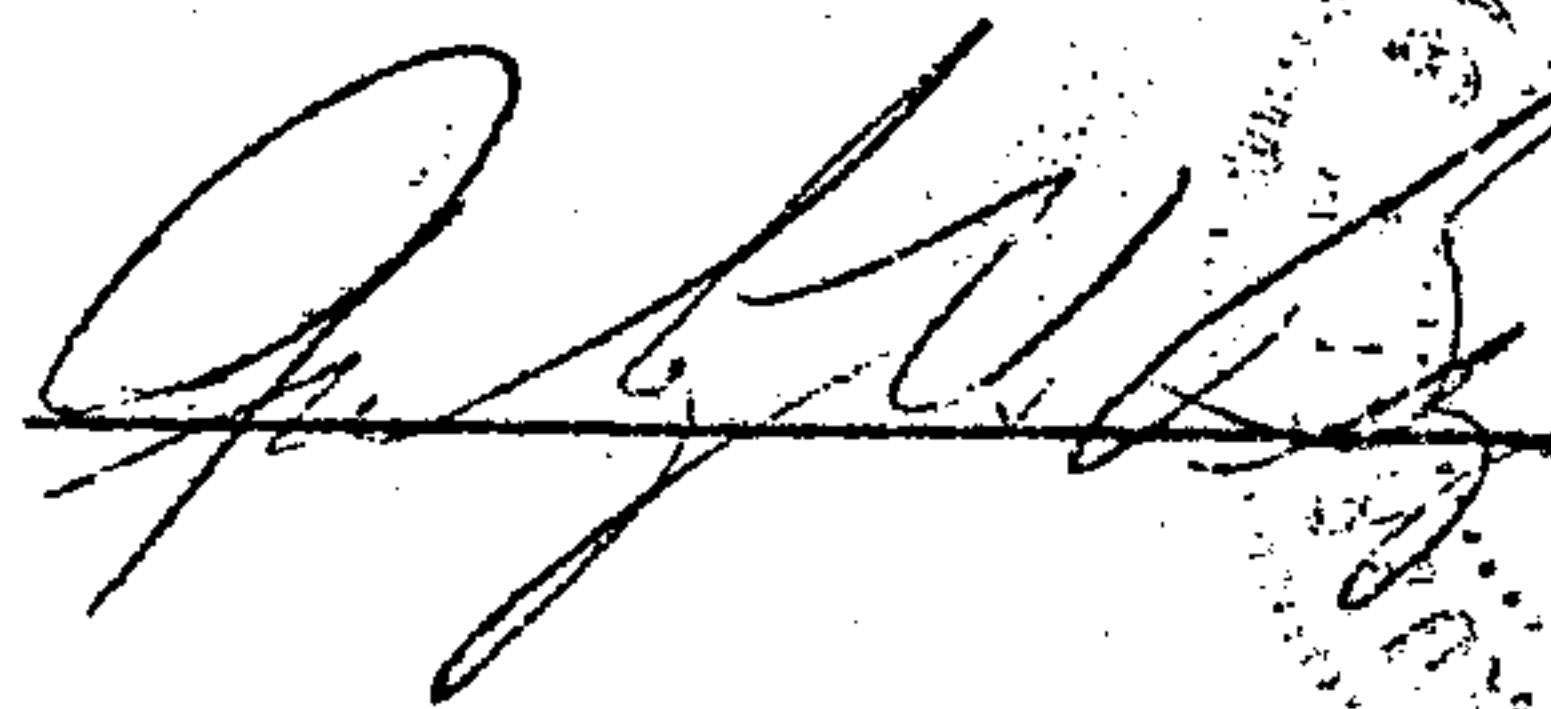

Notary Public.

STATE OF ALABAMA)
)
SHELBY COUNTY)

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hazel S. Whitfield and husband, Carl B. Whitfield, 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 12th day of August A.D. 1976.


Notary Public.


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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 AUG 19 AM 8:42
Deed July 50
Cora P. Whitfield
JUDGE OF PROBATE

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BOOK