

This instrument was prepared by

WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Name)

Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Hundred and no/100 (\$2500.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, William Clark Brantley and wife, Billie Smith Brantley (herein referred to as grantors) do grant, bargain, sell and convey unto George T. Ivy and wife, Jo Ann Ivy (herein referred to as GRANTEEES) 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 Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, thence North along the West line of said Quarter Quarter 250.47 feet to a point on the North Right of Way line of the Southern Railroad and the point of beginning of the property being described, thence continue along last described course 865.28 feet to a point, thence 90 degrees 47 minutes 45 seconds right 22.62 feet to a point on the South right of way line of a Shelby County Road, thence 75 degrees 36 minutes 15 seconds right 43.64 feet to the point of curveature of a highway curve to the left having a central angle of 52 degrees 55 minutes and a radius of 483.54 feet, thence 11 degrees 10 minutes left to chord a distance of 162.62 feet to a point that is on the South right of way line of same Shelby County Road and 102.14 feet East of the West line of said Quarter Quarter, thence 13 degrees 36 minutes right from chord 726.08 feet to a point on the North right of way line of the Southern Railroad, thence 116 degrees 26 minutes 30 seconds right to tangent a chord distance of 114.07 feet to the point of beginning, containing 2.0 acres, more or less, and being marked on the corners by iron pins.

According to survey of Joseph Edward Conn, Jr. Registered Land Surveyor No 9009, dated the 23rd day of August, 1976.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 day of

76

WITNESS:

Tom Nolen (Seal)

William Clark Brantley (Seal)

(Seal)

William C. Brantley (Seal)

Billie S. Brantley (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 William Clark Brantley and wife, Billie Smith Brantley whose name 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 Sept.

A. D., 1976

Blue Jay Janay

Notary Public