

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

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 TEN 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,

Winfield Brown and wife, Virginia Brown

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

Joseph Swain and wife, Eula Mae Swain

(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 Southwest corner of the Mary McCray lot and run North along the side of the said lot 420 feet; thence turn left and run West 105 feet; thence turn left and run South 420 feet to the North right-of-way of the Shelby County Highway No. 62; thence turn left and run East along the North right-of-way line of said Highway a distance of 105 feet to the point of beginning. Said parcel of real estate being one acre, more or less, and being situated in the E $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 27, Township 19 South, Range 2 East, Shelby County, Alabama. Deed being recorded in Deed Book 220, page 28, Judge of Probate Office of Shelby County, Alabama.
Less and except any existing road right of ways of record.



19761004000094390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/04/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 OCT -4 AM 9:51

Deed Tax 50

Conrad M. Brubaker

JUDGE OF PROBATE

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 28th day of August, 1976.

WITNESS:

(Seal)

(Seal)

(Seal)

Winfield Brown

Virginia Brown

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Winfield Brown and wife, Virginia Brown, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, after 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 28th day of August, A. D. 1976.

Notary Public.