

This instrument was prepared by

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(Address) 521 Massey Building, Birmingham, AL 35203

8686

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 Thirteen Thousand Two Hundred & No/100----- DOLLARS

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

Homer L. Brandenburg & wife, Bessie W. Brandenburg

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

B. Stanley Bruce, III & wife, Sandra E. Bruce

(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 parcel of land situated in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 21 South, Range 3 West, more particularly described as follows: From the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section run northerly along the west line of said $\frac{1}{4}$ - $\frac{1}{4}$ 202.38 feet to point of beginning of tract herein described; thence continuing northerly along said $\frac{1}{4}$ - $\frac{1}{4}$ line 239.75 feet; thence deflecting 91 deg. 42'48" right and easterly and parallel with the south line of said $\frac{1}{4}$ - $\frac{1}{4}$, 602.52 feet to west right of way line of Highway No. 264; thence southwesterly along said right of way line, along an arc of a curve to the right, having a central angle of 4 deg. 00'12" and a radius of 3091.87 feet for a curve distance of 216.02 feet; thence continuing southwesterly along said right of way line 48.22 feet; thence westerly and parallel with the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ 484.17 feet to point of beginning.

Situated in the Town of Alabaster, Shelby County, Alabama.

Subject to easements and restrictions of record.



19770516000047230 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/16/1977 12:00:00AM FILED/CERT

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 10th day of May, 1977.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

WITNESS: INSTRUMENT WAS FILED

OK FOR \$13.50
1977 MAY 16 AM 11:00

(Seal)

Thomas A. Brownlee, Jr.
JUDGE OF PROBATE

(Seal)

(Seal)

Homer L. Brandenburg
Homer L. Brandenburg

(Seal)

Bessie W. Brandenburg

Bessie W. Brandenburg

(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 Homer L. Brandenburg & wife, Bessie W. Brandenburg 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 10th day of May, A. D., 1977

Notary Public.