

This instrument was prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

1551

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two thousand seven hundred (2,700.00) DOLLARS and the assumption of the mortgage in Mtg. Book 355, page 482.

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

Howard D. Brogden and wife Georjane L. Brogden

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

Gregory J. Clark and wife Gloria L. Clark

(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

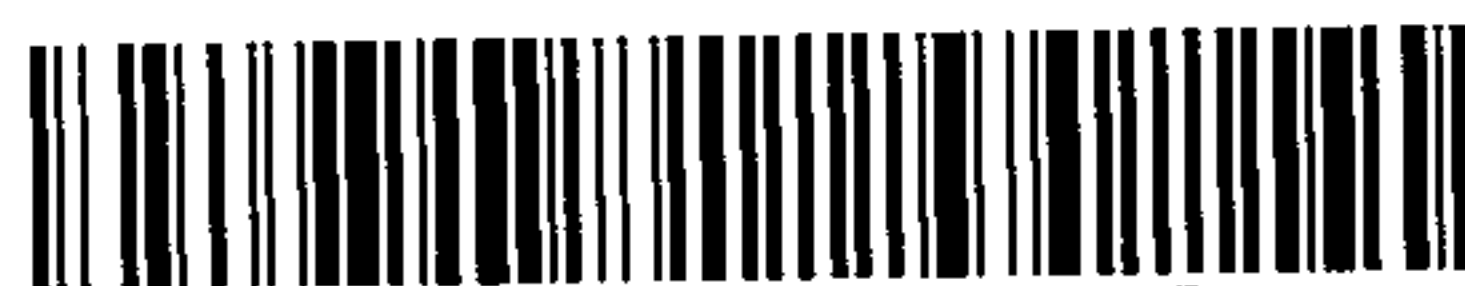
in Shelby County, Alabama to-wit:

From the Northeast corner of the Northeast quarter of Southeast quarter of Section 34, Township 20 South, Range 3 West, Shelby County, Alabama, run southerly along the east boundary line of said quarter-quarter section for 250.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the right and run Westerly for 625 feet to the point of beginning of the land herein described; thence continue along the last said course for 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run southerly 200.00 feet; thence turn an angle of 88 degrees 46 minutes 21 seconds to the left and run easterly 100.00 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run northerly 200.00 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights of way of record.

Mortgage from Howard D. Brogden and wife Georjane L. Brogden to Citizens Mortgage Corporation dated June 17, 1976, and filed for record June 21, 1976, in Mortgage Book 355, page 482 to be assumed.



19770912000095810 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/12/1977 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 8th day of September, 1977

WITNESS:

(Seal)

Howard D. Brogden
Howard D. Brogden

(Seal)

STATE OF ALABAMA (Seal)

I CERTIFY THIS

INSTRUMENT TO BE

(Seal)

Georjane L. Brogden
Georjane L. Brogden

(Seal)

see Mtg 369-309
Deed J4 50
rec 150

(Seal)

General Acknowledgment

1.00
3.00

STATE OF ALABAMA

Shelby

COUNTY

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard D. Brogden and wife Georjane L. Brogden whose name s 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 8th day of September, A. D., 1977

HARRISON CONWILL

Martha B. Jones
Notary Public