

TITLE NOT EXAMINED

1,000.00

This instrument was prepared by

(Name) E. EUGENE SCHMITT
Attorney at Law - Tax Consultant
(Address) LEEDS, ALABAMA

Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 3440

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Terry Spruiell and wife, Louise Spruiell
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jeffery A. Brasher and wife Marsha L. Brasher
(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:

Lot 2, Block 2, Armstrong Estates, First Sector, as
recorded in Map Book 5, Page 19, in the Probate Office
of Shelby County, Alabama.

It is understood and agreed that this conveyance is
made subject to the restrictions for Armstrong Estates,
First Sector, as recorded in Map Book 5, Page 19, in
the Probate Office of Shelby County, Alabama.

BOOK 308 PAGE 481

19771020000112420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/20/1977 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 we have hereunto set our hand(s) and seal(s), this 12th
day of July, 1977.

WITNESS:

..... (Seal) Terry L. Spruiell (Seal)
..... (Seal) M. Louise Spruiell (Seal)
..... (Seal) (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } 10 37 General Acknowledgment

Recd tax - 1.00
Rec - 1.50
Sub. - 1.00
3.50

I, L. Eugene Schmitt, a Notary Public in and for said County, in said State,
hereby certify that Terry Spruiell and wife, Louise Spruiell,
whose names are are signed to the foregoing conveyance, and who are 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 July, A. D., 1977.

Jeffery A. Brasher

L. Eugene Schmitt