

This instrument was prepared by

(Name) William J. Egan, Jr. 6290

(Address) 202 Connie St., Montevallo, AL 35115

Form 1-1-5 Rev. 1-55

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 (\$6,000.00) Six thousand and 00/100 - - - - - DOLLARS

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

George W. and Ruby C. Erwin, Rt. 1, Box 720, Leeds, Alabama 35094
(herein referred to as grantors) do grant, bargain, sell and convey unto :

Billy W. and Betty E. Bragg, Rt. 1, Box 742, Leeds, Alabama 35094
(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 portion of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, T-19-S, R-1-W more particularly described as follows:

Begin at the N.E. corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 17, T-19-S, R-1-W and run southerly along the east side of the said quarter-quarter for 209.19 ft. to a fence (said fence runs in an east-west direction), this being the point of beginning. Then continue southerly along the east side of the said quarter-quarter for 529.7 ft. to the north right of way of Shelby County Road No. 41, then turn an angle of 64 deg 46 min 30 sec to the right and run southwesterly along the north R.O.W. of said road for 182.39 ft., then turn an angle of 115 deg 13 min 30 sec to the right and run northerly and parallel with the east side of the said quarter-quarter for 603.29 ft. to a point on the east-west fence as previously described, then turn an angle of 88 deg 33 min 35 sec to the right and run easterly along the said fence for 165.05 ft. back to the point of beginning.

The above described parcel contains 2.14 acres and is subject to the easements, rights of ways, and restrictions of record.

300 PAGE 859

19780110000003880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/10/1978 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 30th day of December, 1977.

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1978 JAN 10 AM 8:14 (Seal)
Thomas A. Shoups, Jr. (Seal)
JUDGE OF PROBATE

George Erwin (Seal)
Ruby C. Erwin (Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY
Deed 6.00
Rec. 1.50
Ind. 1.00
8.50
General Acknowledgment

I, Evelyn H. Grier, a Notary Public in and for said County, in said State, do hereby certify that George W. and Ruby C. Erwin, Husband and Wife, Rt. 1, Leeds, ALA. 35094, who are known to me, acknowledged before me that being informed of the contents of the conveyance executed the same voluntarily under my hand and official seal this 30th day of December, A. D., 1977.

NOTARY PUBLIC
EVELYN H. GRIER

Evelyn H. Grier
Notary Public