

This instrument was prepared by

(Name) WILLIAM J. WYNN

(Address) 621 CITY FEDERAL BUILDING, BIRMINGHAM, ALABAMA 35203

315

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Nine Hundred and Thirty Five and 40 Cents DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JAMES WADE NEAL AND WIFE, SARAH INEZ NEAL

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

JIM BRANTLEY AND WIFE, ANGELA S. BRANTLEY

(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:

Portion of the middle 1/3 of the E 1/2 of the NE 1/4 of Section, 2, Township 22 South, Range 2 West, North of County Road No. 42, situated in Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of Section 2, Township 22 South, Range 2 West, and run southerly along the east side of the said section 1112.30 feet to a point on the north R.O.W. of Shelby County Road No. 42, then turn an angle of 87 degrees 49 minutes 19 seconds to the right and run westerly along the said R.O.W. for 442.64 feet to the point of beginning. Then continue along the last described course for 442.71 feet, then turn an angle of 92 degrees 18 minutes 19 seconds to the right and run northerly for 1181.31 feet, then turn an angle of 92 degrees 10 minutes 07 seconds to the right and run easterly for 441.40 feet, then turn an angle of 87 degrees 46 minutes 04 seconds to the right and run southerly for 1146.80 feet back to the point of beginning. Mineral and mining rights excepted/

Subject to:

1. Ad Valorem taxes due and payable October 1, 1978.
2. Rights of ways and mineral and mining rights, restrictions, easements of record.



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Shelby Cnty Judge of Probate, AL
04/11/1978 12:00:00AM FILED/CERT

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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 7th day of April, 1978

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1978 APR 11 AM 9:09

16.00
1.50
1.00
18.50

James Wade Neal (Seal)
JAMES WADE NEAL

Sarah Inez Neal (Seal)
SARAH INEZ NEAL

STATE OF ALABAMA JUDGE OF PROBATE SHELBY COUNTY

General Acknowledgment

I, WILLIAM J. WYNN, a Notary Public in and for said County, in said State, hereby certify that JAMES WADE NEAL AND WIFE, SARAH INEZ NEAL 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of April, A. D., 1978

William J. Wynn
Notary Public.