

This instrument was prepared by

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(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

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 One hundred and no/100 ----- DOLLARS
and other good and valuable consideration

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

Dewey Braswell and wife, Joyce M. Braswell

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

Ricky Allen Carter and wife, Patti Ann Carter

(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 No. 87 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the north right of way line of Strowd Avenue and the east right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence north-easterly along said right of way line of Fallon Avenue for 141.00 feet to the point of beginning; thence 89 deg. 53 min. 02 sec. right and run Southeasterly for 128.32 feet to a point on the westerly right of way line of Montevallo Road (Ala. Highway 119); thence 89 deg. 26 min. 02 sec. left and run northeasterly along said right of way line of Montevallo Road for 67.26 feet; thence 90 deg. 00 min. left and run northwesterly for 128.85 feet to a point on the easterly right of way line of Fallon Avenue; thence 90 deg. 27 min. left and run southwesterly along said right of way line of Fallon Avenue for 68.53 feet to point of beginning.



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Shelby Cnty Judge of Probate, AL
05/19/1978 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 29th day of April, 1978.

WITNESS:

STATE OF ALA. SHELBY COUNTY

I CERTIFY THIS INSTRUMENT WAS FILED

1978 MAY 19 AM 11:44

(Seal)

JUDGE OF PROBATE

Dewey Braswell (Seal)

Joyce M. Braswell (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 Dewey Braswell and wife, Joyce M. Braswell 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 29th day of April, A. D., 1978.

Ricky Carter
P.O. Box 1296

Notary Public