

This instrument was prepared by

(Name) Ferree & Armstrong, Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007

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 Ten and no/100 Dollars (\$10.00) 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, Otis T. Brogden a single woman, the surviving widow of Willie H. Brogden, (herein referred to as grantors) do grant, bargain, sell and convey unto

Norman T. Brogden and wife, June S. Brogden

(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:

The following described land located in the Northeast 1/4 of the Northwest 1/4 Section 11, Township 21 South, Range 3 West, more particularly described as follows:

Commence at the intersection of the Northeasterly ROW line of the L & N Railroad and the east line of the NE 1/4, NW 1/4 of Sec. 11, Tp-21S, R-3W and run north along east line of said 1/4-1/4 Sec. 423.87 feet to the Point of Beginning; thence continue along last stated course 96.68 feet; thence 86 deg. 00 min 00 sec Lt. for 196.83 feet; thence 88 deg 50 min 45 sec Lt. for 109.81 feet; thence 94 deg 53 min 45 sec Lt. for 206.14 feet to the Point of Beginning. Containing 0.48 acres more or less.

And also an easement described as follows:

A 15' Easement the Centerline of which is described as follows: Commence at the intersection of the Northeasterly ROW line of the L & N Railroad and the east line of the NE 1/4, NW 1/4 of Sec. 11, Tp-21S, R-3W and run north along east line of said 1/4-1/4 Sec. 423.87'; thence 89 deg. 44 min. 30 sec. Lt. for 206.14 feet; thence 94 deg. 53 min. 45 sec. Rt. for 32.05 feet to the Point of beginning; thence 100 deg. 52 min. 30 sec. Lt. for 157.14 feet; thence 32 deg. 00 min. 00 sec. Rt. for 70.00 feet to the easterly ROW line to the Montevallo Road and the end of said easement.



19780606000070970 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/06/1978 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 ~~do~~ do for myself ~~and for my heirs~~ and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~lawfully~~ lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I ~~have~~ have a good right to sell and convey the same as aforesaid; that I ~~will~~ will and my ~~heirs~~ 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, I have hereunto set my hand(s) and seal(s), this 6th day of June, 1978.

WITNESS:

(Seal)

Otis T. Brogden (Seal)

(Seal)

(Seal)

(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 Otis T. Brogden a single woman, surviving widow of Willie H. Brogden whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance that she executed the same voluntarily on the day of June, 1978.

Given under my hand and official seal this 6th day of June, A. D., 1978.

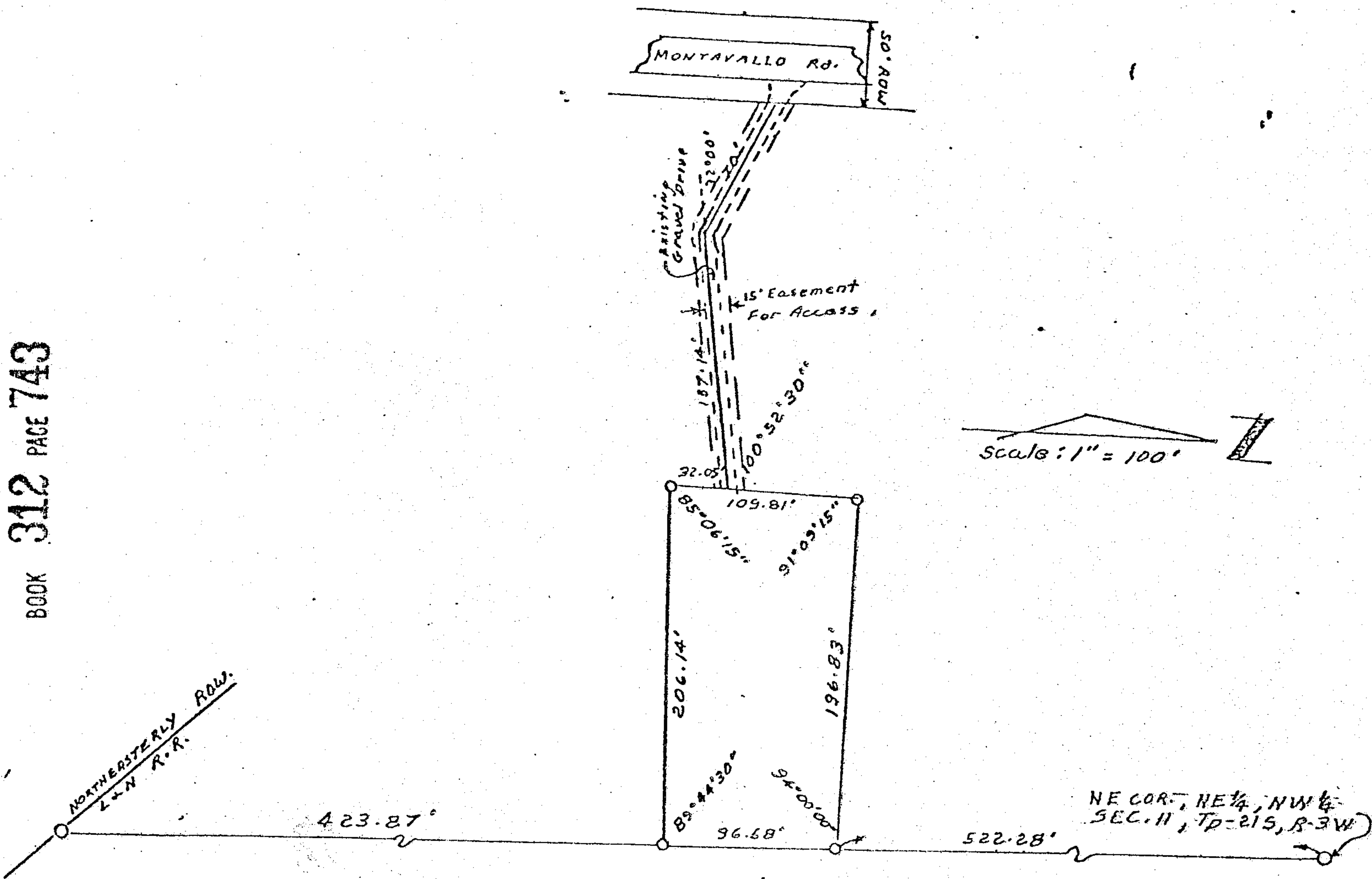
NOTARY PUBLIC

Notary Public



19780606000070970 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/06/1978 12:00:00AM FILED/CERT

BOOK 312 PAGE 743



STATE OF ALABAMA)
SHELBY COUNTY)

I, Ray W. Sport a Registered Land Surveyor of Pinson, Alabama do hereby certify the foregoing to be a true and correct map or plat of a survey made by me on tract of land and a 15' easement located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Tp-21S, R-3W more particularly described as follows:

Tract Description: Commence at the intersection of the Northeastly ROW line of the L & N Railroad and the east line of the NE $\frac{1}{4}$, NW $\frac{1}{4}$ of Sec. 11, Tp-21S, R-3W and run north along east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Sec. 423.87' to the Point of Beginning; thence continue along last stated course 96.68'; thence 86°00'00" Lt. for 196.83'; thence 88°50'45" Lt. for 109.81'; thence 94°53'45" Lt. for 206.14' to the Point of Beginning. Containing 0.48 Acres more or less.

Easement Description: A 15' Easement the Centerline of which is described as follows: Commence at the intersection of the Northeastly ROW line of the L & N Railroad and the east line of the NE $\frac{1}{4}$, NW $\frac{1}{4}$ of Sec. 11, Tp-21S, R-3W and run north along east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Sec. 423.87'; thence 89°44'30" Lt. for 206.14'; thence 94°53'45" Rt. for 32.05' to the Point of Beginning; thence 100°52'30" Lt. for 157.14'; thence 32°00'00" Rt. for 70.00' to the easterly ROW line to the Montavallo Road and the end of said easement.

According to my survey this 23rd day of January 1978.

Billed .50
Rec. 3.00
Ind. 1.00
4.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1978 JUN -6 AM 10:59

JUDGE OF PROBATE

Ray W. Sport
Ray W. Sport, LS # 1128
Star Route, Box 52C
Pinson, Alabama 35126
Tel. 681-2561