

This instrument was prepared by
(Name) Frank K. Bynum, Attorney 256
(Address) 3410 Independence Drive, Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of FORTY THOUSAND SEVEN HUNDRED FIFTY AND NO/100---(\$40,750.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William Joe Brown, an unmarried man
Kay F. Brown, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Donald C. Farmer and wife, Minna E. Farmer
(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 4, according to the amended map of Ivanhoe, as recorded
in Map Book 6, Page 70, in the Office of the Judge of Probate
of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,
if any, of record.
\$37,650.00 of the purchase price recited above was paid from mortgage loan closed simul-
taneously herewith.

BOOK 314 PAGE 821

19780908000120330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/08/1978 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.

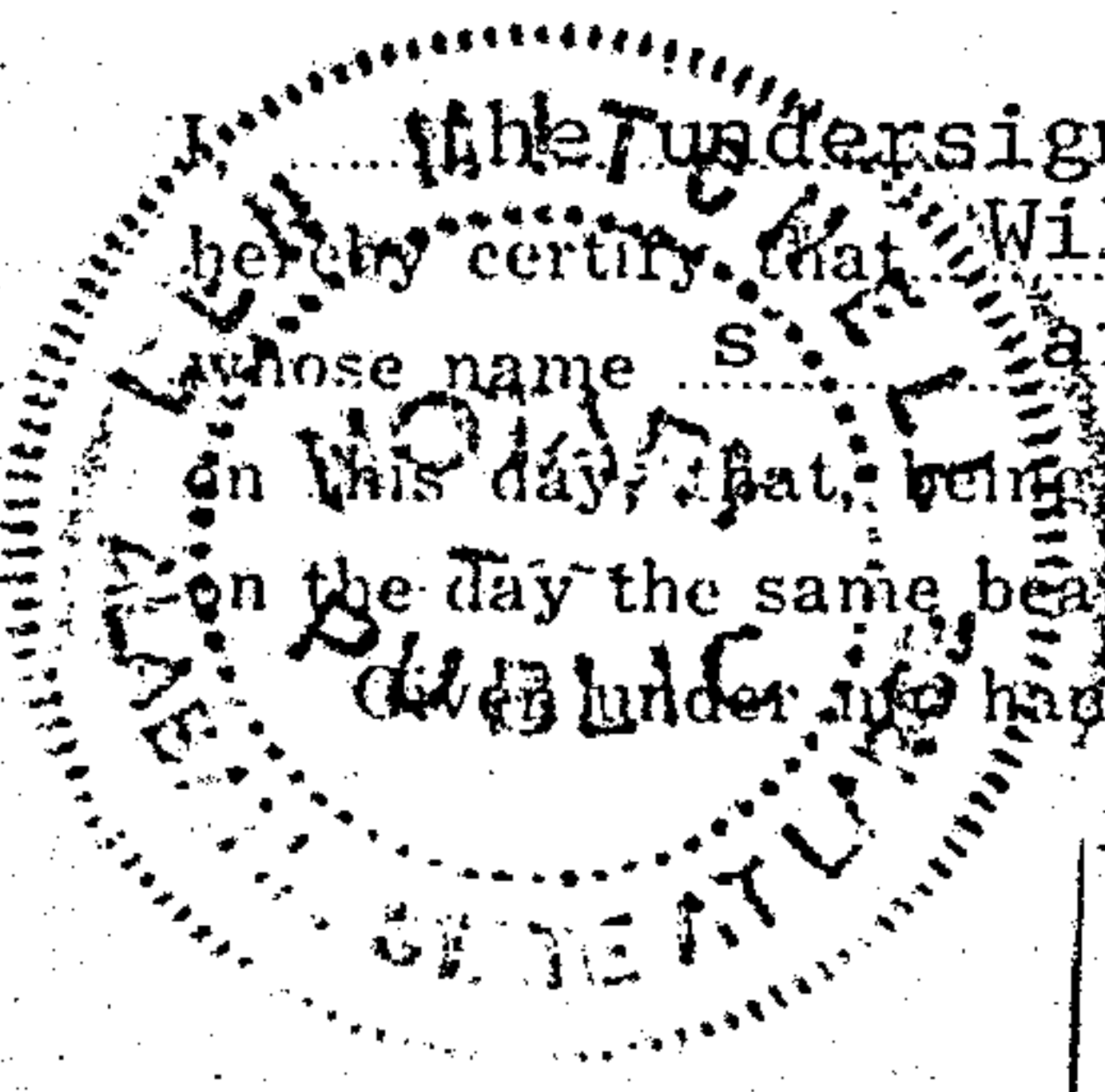
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 5th
September 78
day of, 19.

WITNESS:

William Joe Brown (Seal)
Kay F. Brown (Seal)
Rec- 350
150
100
600

STATE OF ALABAMA JEFFERSON COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
herby certify that William Joe Brown, an unmarried man, and Kay F. Brown, an unmarried woman
whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.
Under my hand and official seal this 5th day of September A. D., 19 78.



BYNUM AND BYNUM
ATTORNEYS AT LAW
3410 INDEPENDENCE DRIVE
Len Mitchell
Notary Public.