

This instrument was prepared by

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P.O. Box 557
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Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 329-6200

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

19790220000020140 1/1 \$ 00
Shelby Cnty Judge of Probate, AL
02/20/1979 12:00:00AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of 100 Ten Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we Anne Elizabeth Brewster, a widow

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

(herein referred to as GRANTEEES) 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

Shelby County, Alabama to-wit:

All that part lying East of Shelby County Road #12 situated in the $\frac{1}{2}$ of the $\frac{1}{4}$ of $\frac{1}{4}$ of Section 5, Township 22 South, Range 2 West, EXCEPT the following described tract of land: Begin at the Northeast corner of the $\frac{1}{2}$ of the $\frac{1}{4}$ of $\frac{1}{4}$, Section 5, Township 22 South, Range 2 West; thence South along the East line of said $\frac{1}{2}$ of the $\frac{1}{4}$ of $\frac{1}{4}$, Section 5, a distance of 446.0 feet; then turn an angle of 105 degrees 35 minutes 25 seconds to the right and run a distance of 757.98 feet to a point on the East right-of-way line of a County Highway; thence turn an angle of 80 degrees 15 minutes 50 seconds to the right and run along said Highway right-of-way a distance of 283.02 feet to a point on the North line of the $\frac{1}{2}$ of the $\frac{1}{4}$ of $\frac{1}{4}$, Section 5; thence turn an angle of 87 degrees 21 minutes 00 seconds to the right and run East along said North line a distance of 702.33 feet to the Northeast corner of the $\frac{1}{2}$ of the $\frac{1}{4}$ of $\frac{1}{4}$, Section 5, and the point of beginning. Situated in the $\frac{1}{2}$ of the $\frac{1}{4}$ of $\frac{1}{4}$, Section 5, Township 22 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama, and containing 6.00 acres. ALSO EXCEPT a parcel of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 5, Township 22 South, Range 2 West, described as follows: Commence at Southwest corner of $\frac{1}{4}$ of $\frac{1}{4}$ of Section 5, Township 22 South, Range 2 West; thence run East along South line of said $\frac{1}{4}$ of $\frac{1}{4}$ Section a distance of 595.57 feet to East right-of-way line of a County Highway, and the point of beginning; thence turn an angle of 92 degrees 45 minutes to the left and run along said right-of-way line a distance of 47.55 feet; thence turn an angle of 94 degrees 29 minutes to the right and run a distance of 742.49 feet to East line of said $\frac{1}{4}$ of $\frac{1}{4}$ Section; thence turn an angle of 89 degrees 09 minutes 45 seconds to the right and run South along the East line of said $\frac{1}{4}$ of $\frac{1}{4}$ Section a distance of 30.95 feet to the Southeast corner; thence turn an angle of 93 degrees 07 minutes 15 seconds to the right and run West along the South line of said $\frac{1}{4}$ of $\frac{1}{4}$ Section a distance of 741.54 feet to the point of beginning. Situated in the $\frac{1}{4}$ of Section 5, Township 22 South, Range 2 West, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 22 day of October, 1978.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS

(Seal)

1979 FEB 20 AM 11:36 File 153

(Seal)

Anne Elizabeth Brewster (Seal)

(Seal)

JUDGE OF PROBATE (Seal)

5/12/53

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anne Elizabeth Brewster, a widow, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of October, 1978.

A. D., 19