Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

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This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—

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

That in consideration of Forty-three Thousand Four Hundred and no/100---------- DOLLARS

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

James H. Mann and wife, Margene D. Mann

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

Harlan J. Browning and wife, Elaine A. Browning

(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:

19790816000105490 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/16/1979 12:00:00AM FILED/CERT

PARCEL I Commence at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 2 West, as established from Kimberly-Clark and Gulf States corners, and run south along the east line of said 1/4-1/4 a distance of 30 feet; thence turn 95 deg. 10 min. 30 sec. right and run 595.5 feet to point of beginning; thence turn 101 deg. 23 min. 45 sec. left and run 636.19 feet; thence turn 101 deg. 03 min. 40 sec. right and run 206.21 feet; thence turn 78 deg. 08 min. 27 sec. right and run 642.10 feet; thence turn 102 deg. 11 min. right and run 210 feet to the point of beginning.
PARCEL II A tract of land situated in the Southeast quarter of the Northeast Quarter of Section 35, Township 20, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of NE 1/4 and run south along east line of said 1/4-1/4 Section a distance of 30 feet; thence turn 95 deg. 10 min. 30 sec. right and run 410 feet to the point of beginning; thence turn 95 deg. 10 min. 30 sec. left and run southerly along the westerly line of Jeffery lot a distance of 419.0 feet; thence turn 61 deg. 56 min. right and run southwesterly a distance of 144.0 feet; thence turn 111 deg. 47 min. 15 sec. to the right and run northerly a distance of 506 feet; thence turn right and run east a distance of 183 feet to the point of beginning.
Subject to easements and restrictions of record.
And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association dated October 22, 1976, recorded in Mortgage Book 359 Page 111 in the Probate office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 14th day of August, 1979.

BOOK 321 PAGE 450

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 AUG 16 AM 8:49
JUDGE OF PROBATE

Deed Tax 43 50
Rec. 1 50
Ind. 1 00
46 00

James H. Mann (Seal) JAMES H. MANN (Seal)
Margene D. Mann (Seal) MARGENE D. MANN (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 James H. Mann and wife, Margene D. Mann whose name 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 14th day of August, A. D., 1979.

Notary Public.

Form ALA-31