

This instrument was prepared by

(Name) A. Brand Walton

(Address) 1600 Bank for Savings Building, Birmingham, Alabama 35203

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 (\$10.00) DOLLARS

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

Michael Deitz, an unmarried man
(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:

An undivided one-fourth interest in the property which is
described on Exhibit "A" which is attached hereto and which
is incorporated herein by reference as if fully set out
herein.

Subject to ad valorem taxes for the year 1979, a lien, but not
yet payable.

Subject to recorded right of way along the Western side of said
property.

Subject to transmission line permit to Alabama Power Company
dated February 8, 1965, recorded in Deed Book 234, page 856 in
Probate Office of Shelby County.



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Shelby Cnty Judge of Probate, AL
12/11/1979 12:00:00AM FILED/CERT

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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, I have hereunto set my hand(s) and seal(s), this 14
day of August, 1979.

WITNESS:

(Seal)

Michael Deitz (Seal)
Michael Deitz

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Atlantic COUNTY

General Acknowledgment

I, Clyde R. Birdsell, a Notary Public in and for said County, in said State,
hereby certify that Michael Deitz
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 the executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 14 day of August, A. D., 1979

Clyde R. Birdsell
Notary Public

Exhibit "A" to the Warranty Deed between Michael Deitz,
Grantor and Harlan J. Browning and wife, Elaine A.
Browning, Grantees.

A parcel or tract of land situated in the southeast quarter
of the northeast quarter of Section 35, Township 20 South
Range 2 West, being more particularly described as follows:
Commence at the northeast corner of said quarter-quarter as
established from Kimberly-Clark and Gulf States corners, and
runs south along the east line of said quarter-quarter a
distance of 438 feet to the point of beginning; thence turn
95 degrees 10 minutes 30 seconds right and run 202.5 feet
thence, turn 84 degrees 49 minutes 30 seconds right and run
18 feet, thence, turn 84 degrees 49 minutes 30 seconds left
and run 210 feet; thence, turn 95 degrees 10 minutes 30
seconds left and run 29 feet; thence, turn 61 degrees 56
minutes right and run 144 feet; thence, turn 68 degrees 12
minutes 45 seconds left and run 133.19 feet; thence, turn
101 degrees 03 minutes 40 seconds right and run 206.21 feet;
thence, turn 78 degrees 08 minutes 27 seconds right and run
153.82 feet; thence, turn 49 degrees 28 minutes left and run
439 feet; thence, turn 30 degrees 19 minutes left and run 12
feet to the east line of the Carpenter property; thence,
turn 90 degrees 40 minutes 37 seconds left and run 106 feet;
thence, turn 92 degrees 39 minutes 15 seconds right and run
205 feet; to the west line of said quarter-quarter; thence,
turn 92 degrees 39 minutes 15 seconds left and run 272.28
feet; thence, turn 87 degrees 41 minutes 50 seconds left and
run 1,351.73 feet to the east line of said quarter-quarter;
thence, turn 94 degrees 49 minutes and 25 seconds left and
run 237.87 feet to point of beginning. Contains 6.75 acres
more or less.

MD

REC 11 AM 9 18

Get paid on deed 323 - 800

*Rec. 3.00
Ind. 1.00
4.00*

Daniel Spitzer



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Shelby Cnty Judge of Probate, AL
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