

This instrument was prepared by

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Pelham, Alabama 35124



This Form furnished by:

**Canaba 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 Nine Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Lynn Deitz Argo, individual and administratrix of the Estate of  
L. T. Bounds and husband, Malcom Argo  
(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:

A parcel or tract of land situated in the SE 1/4 of the NE 1/4  
of Section 35 Township 20 South, Range 2 West, being more particularly  
described as follows: Commence at the NE corner of said 1/4-1/4 as established  
from Kimberly-Clarke and Gulf States corners, and run south along the east  
line of said 1/4-1/4 section a distance of 438 feet to the point of beginning;  
thence, turn 95 deg. 10 min. 30 sec. right and run 202.5 feet, thence turn  
84 deg. 49 min. 30 sec. right and run 18 feet; thence turn 84 deg. 49 min.  
30 sec. left and run 210 feet; thence, turn 95 deg. 10 min. 30 sec. left  
and run 29 feet; thence turn 61 deg. 56 min. right and run 144 feet; thence  
turn 68 deg. 12 min. 45 sec. left and run 133.19 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 153.82 feet; thence turn 49 deg. 28 min. left and run  
439 feet; thence turn 30 deg. 19 min. left and run 12 feet to the east line  
of the Carpenter property; thence turn 90 deg. 40 min. 37 sec. left and run  
106 feet; thence turn 92 deg. 39 min. 15 sec. right and run 205 feet to the  
west line of said 1/4-1/4 section, thence turn 92 deg. 39 min. 15 sec. left  
and run 272.28 feet; thence turn 87 deg. 41 min. 50 sec. left and run 1351.73  
feet to the east line of said 1/4-1/4; thence turn 94 deg. 49 min. 25 sec.  
left and run 237.87 feet to the point of beginning.  
Subject to easements and restrictions of record.



19791211000160870 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
12/11/1979 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 14th  
day of August, 1979

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned individually and jointly as Administratrix of the Estate of L. T. Bounds  
hereby certify that Lynn Deitz Argo and husband, Malcom Argo  
whose names 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