

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Title Insurance Company



19800131000012550 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/31/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-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,

Bobby Joe Brashier, a divorced unremarried man

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

Michael C. Reeser and Norma Reeser

(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:

Part of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 9, Township 22 South, Range 2 West, more particularly described as follows: Commence at an iron stake on the North line of an existing driveway where said driveway intersects the East line of U.S. Highway 31 in said  $\frac{1}{4}$ - $\frac{1}{4}$  Section and with said stake as the point of beginning, run thence North along said Highway a distance of 100 feet; thence East parallel with the North line of the said  $\frac{1}{4}$ - $\frac{1}{4}$  Section run a distance of 175 feet; thence South parallel with said U.S. Highway No. 31 a distance of 100 feet; thence West 175 feet to the point of beginning.

Subject to easements and rights-of-way of record.

\$13,067.04 of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

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 21<sup>st</sup> day of January, 1980

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal)

Bobby Joe Brashier

Bobby Joe Brashier

(Seal)

1980 JAN 31 AM 9:02

(Seal)

Michael C. Reeser

(Seal)

JUDGE OF PROBATE

Deed 16.00 Security 400-303

Recy 1.50

Ind. 1.00

18.50

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobby Joe Brashier, a divorced unremarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>st</sup> day of January, 1980