

This instrument is prepared by

(Name) Daniel M. Spitler

(Address) 1970 Chandalar South Office Park

Pelham, AL 35124



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 Four Thousand Five Hundred and No/100-----DOLLARS

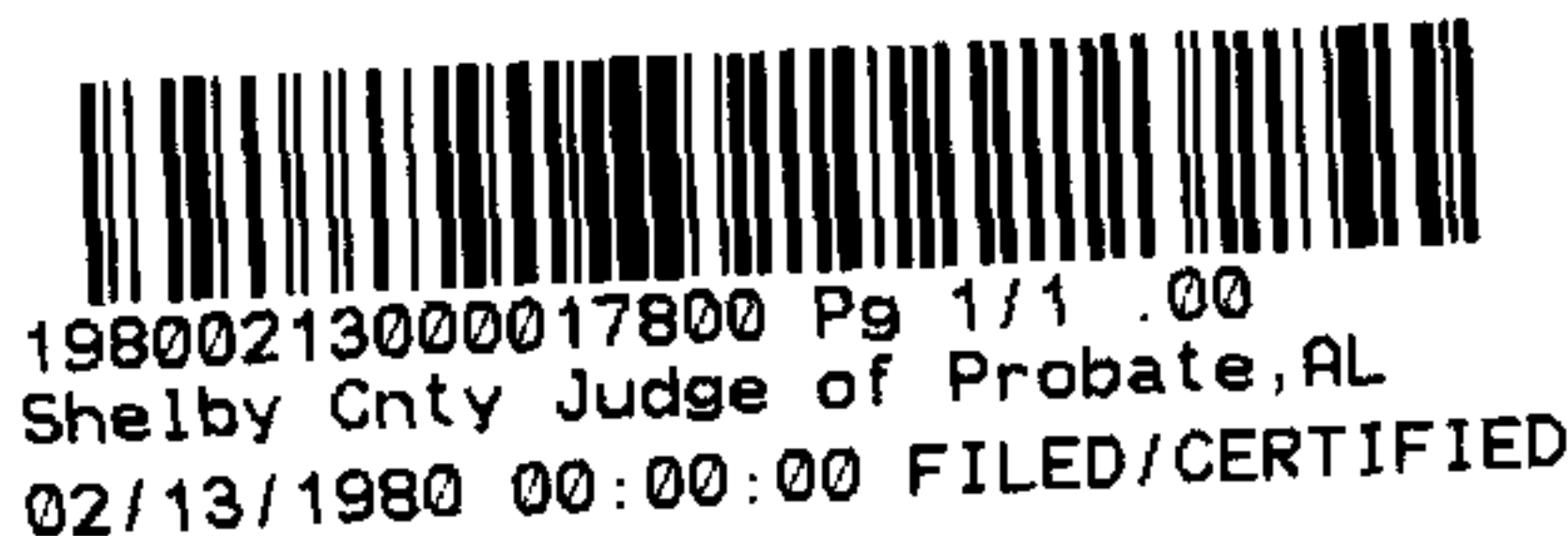
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GUY L BURNS, SR. and wife, BERNADINE K. BURNS, and GUY L. BURNS, JR. and wife, ELIZABETH B. BU (herein referred to as grantors) do grant, bargain, sell and convey unto

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 tract of land containing approximately 1.4 acres situated in the SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 2 West, commence at the northeast corner of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ and run west along quarter line for a distance of 395 feet; thence turn left and run south for a distance of 240 feet; thence turn right and run west for a distance of 416 feet to the point of beginning; thence turn left and run south for a distance of 225 feet to the edge of the Rocky Bluff; thence turn right and follow the rocky edge of the Bluff for a distance of 439 feet; thence turn right and run east for a distance of 340 feet to the point of beginning.

Subject to easements and restrictions of record.



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16.0 FEB 13 AM 8:39

Seed tax 4.50
Rec. 2.50
Ind. 1.00
8.00

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 11th day of February 80, 19.

WITNESS:

Judy Hopkins (Seal)
Judy Hopkins (Seal)
Judy Hopkins (Seal)
Judy Hopkins (Seal)

STATE OF ALABAMA
SHELBY COUNTY

Guy L. Burns, Sr. (Seal)
Bernadine K. Burns (Seal)
Guy L. Burns, Jr. (Seal)
Elizabeth B. Burns (Seal)
General Acknowledgment Elizabeth B. Burns

I, the undersigned and wife, hereby certify that Guy L. Burns, Sr., Bernadine K. Burns, Guy L. Burns, Jr. and Elizabeth B. Burns 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 11th day of February A. D., 19 80.

Form ALA-31
Daniel M. Spitler

Daniel M. Spitler Notary Public.