

(Name)..... Charles Seales

(Address)..... Alabaster, Alabama



19801202000136210 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
12/02/1980 00:00:00 FILED/CERTIFIED

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 Eight Hundred Dollars (\$800.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Phillip Seales and wife Beverly Seales

(herein referred to as grantors) do grant, bargain, sell and convey unto ✓ Johnny Brown and Cellistine Brown

(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:

Beginning at NW Corner of NW¼ of SW¼ run South 1 Degree and 45 Minutes East 210 feet; thence East and parallel with said 40 line 675 feet to point of beginning; thence in a Southerly direction and parallel with said 40 line 255 feet; thence in a Easterly direction and parallel with said 40 line 22 feet, more or less, to a point at West Right of Way of public road; thence in a Northerly direction along West Right of Way of said public road to a line that is 255 feet parallel to south line; thence in a Westerly direction and parallel with said 40 line 90 feet, more or less, to point of beginning.

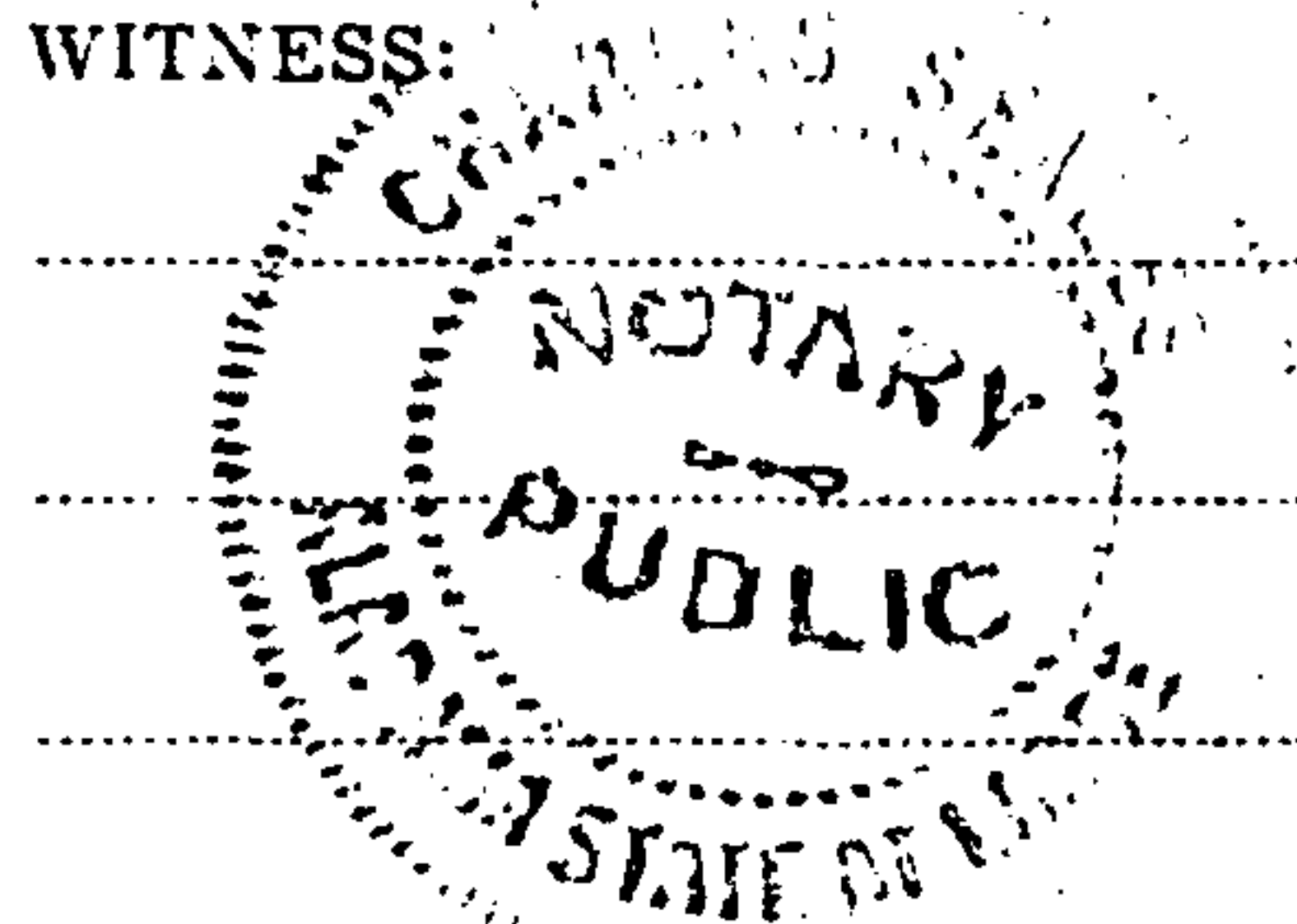
The above track of land described as being a part of the NW¼ of SW¼ Section 1, Township 21 So. Range 3 West Shelby County, Alabama.

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 by, from, through or under them.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 26th day of November, 1980

WITNESS:



..... (Seal)

..... (Seal)

..... (Seal)

Phillip Seales

Beverly Seales

..... (Seal)

..... (Seal)

..... (Seal)

STATE OF ALABAMA
Shelby COUNTY

Deed 1.00
Pre. 1.50
Incl. 1.00
3.50

General Acknowledgment

I, Charles Seales, a Notary Public in and for said County, in said State, hereby certify that Phillip Seales and wife Beverly Seales 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 26th day of November, A. D., 1980

Charles Seales
Notary Public.

P.O. Box 1149
Alabaster, Ala

44-2841-3