

This instrument was prepared by
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Jefferson Land Title Services Co., Inc.
 318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8070
 BIRMINGHAM, ALABAMA 35201
 AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
 SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Thousand Eight Hundred and no/100 DOLLARS

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

Willie Frances Brantley, a widow

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

Stevie Dunnaway and Sandra G. Dunnaway

(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 of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Southerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 634.05 feet to a point; thence 84 degrees 27 minutes 30 seconds left and run 172.19 feet to the point of beginning of the property being described; thence continue along last described course 284.24 feet to a point; thence 90 degrees 0 minutes left and run 80.63 feet to a point; thence 52 degrees 00 minutes 07 seconds left and run 273.18 feet to a point; thence 112 degrees 30 minutes 23 seconds left and run 258.19 feet to the point of beginning, containing 1.0 acre and marked on the corners with iron pins.

Also the right to use the driveway over Grantor's land for ingress and egress to the above described property from Shelby County Highway No. 270.

\$2,300.00 of the above recited purchase price was paid from a mortgage executed 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, I have hereunto set my hand(s) and seal(s), this 3rd day of February, 1981

WITNESS: To her mark

William R. Justice

Eva D. Mooney

STATE OF ALA SHELBY CO.

I CERTIFY THIS

(Seal) WAS FILED

1981 FEB 7 8:01

Willie Frances Brantley

Willie Frances Brantley

Deed 30

(Seal)

(Seal)

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