

(Name) Lee E. Bains, Attorney at Law

(Address) 1813 Third Avenue, Bessemer, Alabama 35020 (Telephone 425-1606)

Form 1-15 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 One DOLLARS and the assumption of the mortgages on the hereinafter described property to Avco Finance Company and another mortgage to Midstate Homes to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jerry Lee Brown and his wife Rachel G. Brown

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

Oscar Lee Brown and his wife Catherine Louise 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:

Part of the NE 1/4 of NW 1/4 of Section 27, Township 20 South, Range 4 West, described as follows: Commence at the Northwest corner of said 1/4-1/4 section and run East along the North line of said 1/4-1/4 Section a distance of 51 feet to the point of beginning; thence continue East along the North line of said 1/4-1/4 Section a distance of 934.3 feet; thence turn an angle to the right of 90 degrees and run in a Southerly direction a distance of 261.95 feet; thence turn an angle to the right of 90 degrees and run in a Westerly direction for a distance of 479.02 feet; thence turn an angle to the left of 53 degrees 31 minutes and run in a Southwesterly direction for a distance of 229.38 feet, more or less, to a point on the Northeasterly right of way line of a county road; thence turn an angle to the right of 100 degrees 06 minutes and run in a Northwesterly direction along said right of way line for a distance of 81.65 feet; thence turn an angle to the left of 6 degrees 35 minutes and run in a Northwesterly direction for a distance of 209 feet; hence turn an angle to the right of 27 degrees 54 minutes and run in a Northwesterly direction for a distance of 272.78 feet to the point of beginning, containing 6 acres, more or less.

BOOK 343 PAGE 974

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 27th day of October, 1982

WITNESS:

NOTARY PUBLIC
SHELBY COUNTY, ALA.
I HEREBY CERTIFY THIS
DEED WAS FILED

1982 DEC -9 AM 9:23 (Seal)

(Seal)

Thomas A. L...
NOTARY PUBLIC

Jerry Lee Brown (Seal)

Rachel G. Brown (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

Deed 50
Rec. 1.50
Ind. 1.00
3.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Jerry Lee Brown and his wife Rachel G. Brown 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 27th day of October, A. D., 1982

R. 3 Box 996
Birmingham Al. 35020

Public