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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 446

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Seven Thousand Five Hundred and No/100 (\$37,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Buddy Ray Simpson and wife, Margaret L. Simpson

(herein referred to as grantors) do grant, bargain, sell and convey unto
Dale L. Brower and Sandra B. Brower

(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:

Commence at the Northeast corner of Section 2, Township 21 South, Range 1 East; thence proceed in a Westerly direction along the North boundary of said Section for a distance of 139.50 feet to a point, being the point of beginning of the parcel of land herein described; thence continue in a Westerly direction along the North boundary of said Section for a distance of 814.50 feet to a point; thence turn an angle of 90 deg. 16' 12" left and proceed in a Southerly direction, along a line parallel to the East boundary of said Section 2, for a distance of 1337.89 feet to a point, being a point on the South boundary of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 2, Township 21 South, Range 1 East; thence turn an angle of 89 deg. 52' 38" left and proceed in an Easterly direction along the South boundary of said NE $\frac{1}{4}$ of NE $\frac{1}{4}$, for a distance of 814.50 feet to a point; thence turn an angle of 90 deg. 07' 22" left and proceed in a Northerly direction for a distance of 1335.79 feet to the point of beginning. Said parcel of land is lying in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 2, Township 21 South, Range 1 East, Shelby County, Alabama. According to the survey of Lewis H. King, Jr., Reg. L.S. No. 12487, dated August 1, 1983. Subject to rights of way and easements of record and a prescription ROW along Co. Hwy. #48, as shown thereon.

Subject to easements and restrictions of record.

\$29,500.00 of the purchase price recited above was paid from a mortgage loan closed 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 their hand(s) and seal(s), this 5th day of August, 1983

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS (Seal)

INSTRUMENT WAS FILED

Recd TAX \$8.00 (Seal)

Rec 1.50 1983 AUG -8 AM 11:12

Ind 1.00 (Seal)

10.50 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Buddy Ray Simpson and wife, Margaret L. Simpson whose name s 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 5th day of August, A. D. 1983

Form ALA-31

Daniel M. [redacted] er

Notary Public.