

This instrument was prepared by

(Name) ✓ RICHARD C. SHULEVA

1004

(Address) Attorney at Law

P. O. Box 1401

Alabaster, Alabama 35007



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fourteen Thousand and No/100 (\$14,000.00) DOLLARS

to the undersigned grantor, **Tom Cory Realty, Inc.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Pierce L. Brown and Theresa Ann 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:

A parcel of land located in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7 and the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of
Section 18, all in Township 21 South, Range 2 West, Shelby County, Alabama, described as
follows: Commence at the SE corner of said Section 7; thence run West along the South line
of said Section 7 a distance of 844.46 feet to the point of beginning; thence turn right
87 deg. 12 min. 35 sec. a distance of 412.33 feet to the centerline of Shelby County
Highway #340; thence turn left 81 deg. 05 min. 44 sec. along said Highway a distance of
94.01 feet; thence turn left 00 deg. 11 min. 48 sec. along said Highway a distance of 174.26
feet; thence turn left 98 deg. 47 min. 18 sec. a distance of 674.37 feet; thence turn left
87 deg. 07 min. 45 sec. a distance of 264.50 feet; thence turn left 92 deg. 47 min. 25 sec.
a distance of 233.98 feet to the point of beginning; being situated in Shelby County, Alabama.
LESS AND EXCEPT that part lying within the public right-of-way.
Mineral and mining rights excepted.

Subject to timber deed to Union Camp for removal of commercial pine which said right
expires the end of March, 1984.

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of January 1984.

ATTEST:

TOM CORY REALTY, INC.

By Tom Cory, Pres
TOM CORY President

STATE OF ALABAMA
COUNTY OF SHELBY

1984 JAN 24 AM 9:07

Deed Tax 14.00
Rec 1.50
Ind 1.00
16.50

I, the undersigned Thomas G. Shuler, Jr.
State, hereby certify that Tom Cory
whose name as President of Tom Cory Realty, Inc.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 19th day of January 19 84.

Form ALA-33

Notary Public