

This instrument was prepared by

(Name)

(Address)

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 One Dollar (\$1.00) and other good and valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Maxine Smith Brewster Vernon, a married woman

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

James W. and Linda P. Brewster

(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  $N\frac{1}{2}$  NW $\frac{1}{4}$  N W $\frac{1}{4}$  S-5, T-22S, R-2W, Shelby County, Alabama bounded on the south by Bates property, on the west by the Rights-of-Way of Shelby County Highway #12, on the east by the east boundary of said  $N\frac{1}{2}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  S-5, T-22S, R2W, more exactly described as: From the SE corner of said  $N\frac{1}{2}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$ , S-5, T-22S, R-2W; the point of beginning, run west 699.9' along the south boundary of said  $N\frac{1}{2}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  to a point on the east boundary of the Rights-of-Way of Shelby County Highway #12; thence turn an angle of  $95^{\circ}54'$  to the right, thence run 126.9' North along said east boundary of said Highway #12, thence turn an angle of  $84^{\circ}06'$  to the right; thence run 679.6' east to a point on the east boundary of said  $N\frac{1}{2}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  S-5, T-22S, R-2W; thence turn an angle of  $86^{\circ}42'$  to the right; thence run 126.5' south along said east boundary to the point of beginning.

Said parcel contains 2.0 acres.

The herein above described property does not constitute any part of the homestead of the grantor.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1984 APR 27 PM 1:43

JUDGE OF PROBATE

deed 44-50

Rec. 1.50

Ind. 1.00

300

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 ~~do~~ 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 ~~do~~ have a good right to sell and convey the same as aforesaid; that I ~~(we)~~ will and ~~by~~ ~~(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 24<sup>th</sup> day of April, 1984

WITNESS:

(Seal)

Maxine Smith Brewster Vernon (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Maxine Smith Brewster Vernon, a married woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of April, A. D., 1984

P.O. Box 1032

Calvin

35040

Notary Public.