

769
This instrument was prepared by

(Name) ✓ Richard C. Shuleva

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Form 1-1-6 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 Fifteen Thousand (\$15,000.00) and no/100----- DOLLARS

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

Homer L. Brandenburg and wife, Bessie W. Brandenburg
(herein referred to as grantors) do grant, bargain, sell and convey unto
Jack E. Harris and wife Sharon B. Harris

(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:

Parcel I

A parcel of land in the Northwest 1/4 of the Northeast 1/4, Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the Northeast corner of said 1/4 1/4 section run South along the East 1/4 1/4 line 638.5 feet; thence run North 82° 09' West 305.8 feet to the beginning point of subject parcel of land; from said point, continue said course 210 feet to the East right of way line of County Road No. 264; thence run in a Northeasterly direction along said right of way line 210 feet; run thence South 82° 09' East 210 feet; run thence Southerwesterly and parallel to the said highway right of way line 210 feet to the beginning point.

Parcel II

A parcel of land in the Northwest 1/4 of the Northeast 1/4, Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the Northeast corner of said 1/4 1/4 section, run South along the East 1/4 1/4 line 372 feet to the beginning point of subject lot; from said point, continue along said line 266.5 feet; run thence North 82° 09' West 305.8 feet; thence run North 14° 31' East 210 feet; thence run North 82° 09' West 210 feet to a point on the East Right of way line of County Road No. 264; thence run Northeasterly along said right of way line 65 feet; thence run South 79° 13' East 437.7 feet, back to the beginning point. Situated in Shelby County, Alabama.

\$10,000.00 of the purchase price recited above was paid from a purchase money 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 our hand(s) and seal(s), this 14th day of May, 1984.

WITNESS:

Deed TAX 5.00
Rec 1.50
Ind 1.00
7.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED
1984 MAY 15 PM 1:16
See Mtg #42-704
(Seal)
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Richard C. Shuleva, a Notary Public in and for said County, in said State, hereby certify that HOMER L. BRANDENBURG & BESSIE W. BRANDENBURG whose name is 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 14th day of May, A. D., 1984.

Notary Public.