

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

1683

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----ONE HUNDRED THIRTY THOUSAND AND NO/100 (\$130,000.00)----- DOLLARS

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

CHARLIE C. BRANNON and wife, JEANETTE H. BRANNON,

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

JOHN M. METROCK and wife, NOVA L. METROCK,

(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 situated in the SE 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West described as follows: Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 7 and go South 81 deg. 28 min. East along the South boundary of said 1/4 1/4 section 560.62 feet to the point of beginning; thence continue along this line 805.27 feet; thence North 39 deg. 12 min. West a distance of 887.00 feet to the South boundary of County Road No. 12; thence South 50 deg. 42 min. West along this South boundary 140.45 feet to the P.C. of a curve to right having a central angle of 28 deg. 50 min. and a radius of 439.64 feet; thence in a Southwesterly direction along the arc of said curve 220.66 feet; thence South 10 deg. 28 min. East a distance of 393.46 feet to the point of beginning; being situated in Shelby County, Alabama.

\$60,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO:
Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 278 page 349 in Probate Office.
Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 93 page 384 in Probate Office.

The Grantor herein, Charlie C. Brannon, is the survivor of that Warranty Deed joint with right of survivorship, recorded in Book 278 page 349, Probate Office, Shelby County, Alabama; the other Grantee in said deed, Martha K. Brannon, died on August 28, 1980

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 30th day of August, 1984

WITNESS:

Deed Tax 70.00
Rec 2.50
Ins 1.00
73.50
STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1984 AUG 31 AM 8:37 (Seal)
see Mtg #34-736 (Seal)
JUDGE OF PROBATE

Charlie C. Brannon (Seal)
Charlie C. Brannon
Jeanette H. Brannon (Seal)
Jeanette H. Brannon
Jeanette H. Brannon (Seal)
Jeanette H. Brannon

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie C. Brannon and wife, Jeanette H. Brannon, 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 30th day of August, A. D. 1984