

This instrument was prepared by

(Name) ✓ Joel C. Watson

(Address) P. O. Box 987

Alabaster, AL 35007

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Policy Issuing Agent for

Safeco Title Insurance Co

TELEPHONE: 988-5600



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY } COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN THOUSAND FIVE HUNDRED----- DOLLARS

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

Dewey Braswell and wife, Joyce Marie Braswell

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

Joseph Creighton Bartley and Martha Sue Bartley

(herein referred to as GRANTEEES) 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:

Lot No. 87 as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the North right of way line of Strowd Avenue and the East right of way line of Fallon Avenue, said right of way line as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right of way line of Fallon Avenue for 141.00 feet to the point of beginning; thence 89 deg. 53 min. 02 sec. right and run Southeasterly for 128.32 feet to a point on the Westerly right of way line of Montevallo Road (Ala. Highway 119); thence 89 deg. 26 min. 02 sec. left and run Northeasterly along said right of way line of Montevallo Road for 67.26 feet; thence 90 deg. 00 min. left and run Northwesterly for 128.85 feet to a point on the Easterly right of way line of Fallon Avenue; thence 90 deg. 27 min. left and run Southwesterly along said right of way line of Fallon Avenue for 68.53 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$18,000.00 of the above consideration was paid by way of Purchase Money Mortgage executed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 9th day of October, 1984.

WITNESS RECORDING FEES

STATE OF ALABAMA

I CERTIFY (Seal)

Mortgage Tax \$ INSTRUMENT NO.

Deed Tax .50 (Seal)

Mineral Tax 1984 OCT 11 AM 10:45 (Seal)

Recording Fee 2.50 see Mtg 005-230 (Seal)

Index Fee 1.00 JUNE 1984 (Seal)

4.00

TO STATE OF ALABAMA

Shelby COUNTY

Dewey Braswell

(Seal)

Dewey Braswell

Joyce Marie Braswell

(Seal)

Joyce Marie Braswell

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for the County in said State, hereby certify that Dewey Braswell & Joyce Marie Braswell, 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 9th day of October

A. D. 1984

Patricia Ann Roberts

Notary Public