

932 N. 53rd St, Birmingham AL 35212

This Form furnished by:

This instrument was prepared by

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



**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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }  
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of -----FIFTY THOUSAND AND NO/100 (\$50,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
 ROBERT W. SMITH, a single man,  
 (herein referred to as grantors) do grant, bargain, sell and convey unto

DAVID B. BRECHIN and wife, DOROTHY H. BRECHIN,  
 (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:

Begin at the Northeast corner of the NW 1/4 of the SE 1/4 of Section 6, Township 21 South, Range 1 East; thence run South along the East line of said 1/4 1/4 section a distance of 897.55 feet; thence turn an angle of 90 deg. 03 min. 41 sec. to the right and run a distance of 1280.32 feet to the East right of way line of Shelby County Highway No. 49; thence turn an angle of 88 deg. 45 min. 12 sec. to the right and run along said Hwy. right of way a distance of 504.11 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 386.77 feet to the North line of said 1/4 1/4 section; thence turn an angle of 91 deg. 07 min. 30 sec. to the right and run along the North line of said 1/4 1/4 section a distance of 1088.80 feet to the point of beginning. Situated in the NW 1/4 of the SE 1/4, Section 6, Township 21 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129 page 450; Deed Book 213 page 410 and Deed Book 213 page 419 in Probate Office of Shelby County, Alabama.  
 Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 312 page 450 in Probate Office in Shelby County, Alabama.  
 Right-of-Way granted to Shelby County by instrument recorded in Deed Book 206 page 665 and Deed Book 206 page 667 in Probate Office in Shelby County, Alabama.

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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, I have hereunto set my hand(s) and seal(s), this 26th day of October 1984

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS INSTRUMENT WAS FILED  
 1984 NOV -1 AM 8:28  
 (Seal) Robert W. Smith (Seal)  
 (Seal) JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }  
 SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert W. Smith, a single man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October