

This instrument was prepared by

(Name) William J. Wynn

(Address) 2027 2nd Avenue North

Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-



STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighteen Thousand Five Hundred & no/100 Dollars (18,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jerome Herron & wife, Sandra C. Herron

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

Charles Brush & wife, Janice Brush

(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 Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction and along the North line of said 1/4 Section a distance of 815.50 feet to a point in the centerline of the Clear Prong of Yellowleaf Creek; thence following a meander of the centerline of the Clear prong of Yellowleaf Creek turn an interior angle of 74°19'00" and run to the right and in a Southwesterly direction a distance of 65.50 feet to a point; thence continuing to follow the meander of said Creek turn an interior angle of 160°50'00" and run to the right in a Southwesterly direction a distance of 125.00 feet to a point; thence continuing to follow the meander of said Creek turn an interior angle of 228°52'00" and run to the left and in a Southwesterly direction a distance of 108.00 feet; thence continuing to follow the meander of said Creek turn an interior angle of 148°32'50" and run to the right in a Southwesterly direction a distance of 64.48 feet to a point; thence departing the meander of the centerline of said Creek turn an interior angle of 110°38'40" and run to the right and in a Westerly direction a distance of 747.25 feet to a point on the West line of said 1/4 Section; thence turn an interior angle of 84°08'00" and run to the right and in a Northerly direction and along the West line of said 1/4 Section a distance of 387.87 feet more or less to the point of beginning of the herein described parcel

SUBJECT TO:

1. Ad Valorem taxes for present year.
2. Easements, rights of way and conditions of record.

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 27th day of February, 19 85

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

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Jerome Herron

Sandra C. Herron

Sandra Herron

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, William J. Wynn, a Notary Public in and for said County, in said State, hereby certify that Jerome Herron & wife, Sandra C. Herron 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 27th day of February, A. D., 19 85