

This instrument was prepared by

(Name) Robert L. Crook, Jr.

(Address) 2324 3rd Avenue North, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

Send tax notice to:  
Wade Brown  
Route 1, Box 221 A  
Sterrett, AL 35147

887

35, 150

STATE OF ALABAMA

Shelby COUNTY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten Dollars and other good and valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Lamar Carden, and wife, Helen Snow Carden (herein referred to as grantors) do grant, bargain, sell and convey unto Wade Brown, and wife, Connie Brown (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:

Begin at the southwest corner of the South-East quarter of the North-West quarter of Section 30, Township 19 South, Range 1 East; thence east along the south line of said quarter-quarter section for 734.59 feet, said point being 545.30 feet, more or less, west of the southeast corner of said quarter-quarter section; thence left 92°17'45" in a northly direction 862.93 feet to the point of beginning, said point being on the west boundary of the Fowler Property; thence continue along same course, which is along the west boundary of said Fowler 840.00 feet to intersection with the southwest right-of-way of Old Highway No. 280; thence left 70°30' in a northwesterly direction along said southwest right-of-way 210.00 feet; thence left 69°30' in a southwesterly direction 34.00 feet; thence right 58°45' in a westerly direction 98.80 feet; thence left 93°15' in a southerly direction 993.63 feet; thence left 71°00' in a southeasterly direction 136.00 feet; thence left 109°30' in a northerly direction 210.00 feet; thence right 109°30' in a southeasterly direction 210.00 feet to the point of beginning.

\$ 32,150.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 day of January, 1986.

WITNESS: I, L. H. HALECOMB, a Notary Public in and for said County, in said State, I CERTIFY THIS  
INSTRUMENT TO BE A TRUE COPY  
1988 MAR 18 AM 8:40 (Seal)

JUDGE OF THE COURT (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 Lamar Carden, and wife Helen Snow Carden 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 31 day of

January, 1986. A. D. 1986.

Larry Halecomb

Margie L. Hale  
Notary Public

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