

✓ This Instrument Was Prepared By:
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Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

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MAIL TAX NOTICE TO:
Mr. Troy T. Durrett
P. O. Box 335
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of TWENTY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$22,500.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,
HOMER L. BRANDENBURG AND WIFE, BESSIE W. BRANDENBURG

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto
TROY T. DURRETT AND WIFE, KATHERN GALE DURRETT

(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:

BOOK 070 PAGE 186
A parcel of land in the West 1/2 of the Northeast 1/4, Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: From the SE corner of the NW 1/4 of NE 1/4, Section 3, as beginning point, run South along the East line of said 1/2 1/4 Section (also the West line of City lot) for 264.37 feet to the NE corner of Canant lot; thence deflect 90 deg. 00 min. right and run Westerly along the North line of said Canant lot for 372.57 feet to the center of existing Southern Natural Gas Pipeline; thence deflect right 73 deg. 00 min. and run Northwesterly along said gas pipeline centerline for 450.78 feet to the SW corner of Edmonson lot; thence deflect right 104 deg. 04 min. 08 sec. and run Easterly along the South line of said Edmondson lot 506.3 feet to the East line of the NW 1/4 of NE 1/4 (also the West line of Kenton-Bryant-Nickerson Subdivision resurvey); thence run South along said line 192.6 feet, back to the beginning point; being situated in Shelby County, Alabama.

SUBJECT TO:

Right of Way granted to Shelby County by instrument recorded in Deed book 280 page 333 in Probate Office of Shelby County, Alabama.
Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 90 page 445 in Probate Office of Shelby County, Alabama.
Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 364 in Probate Office of Shelby County, Alabama.
Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
Subject to a 40 foot easement for Southern Natural Gas Line and 30 foot right of way for underground pipeline as shown by survey of R. B. Perry, dated April 16, 1986.

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 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this 23rd day of April, 1986.

Homer L. Brandenburg (SEAL)
Homer L. Brandenburg

Bessie W. Brandenburg (SEAL)
Bessie W. Brandenburg

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Homer L. Brandenburg and wife, Bessie W. Brandenburg 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 23rd day of April, 1986.



[Signature]
Notary Public

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

1986 MAY -2 AM 11:51

[Signature]
JUDGE OF PROBATE

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Deed TAX 22.50
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 28.50