

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

PO Box 360187

(Address) Birmingham, AL 35236-0187

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Peiham, 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 Two thousand dollars & 00/100ths and \$1,500 in other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Curtis E. Brazier, a married man

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

A. W. Clark and wife, Donna H. Clark

(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:

A certain tract of land situated in the W 1/2 of NW 1/4 of Section 14, Township 21, Range 3 West, described as follows: Commencing at the Northwest corner of said Section 14, and run thence South along the West line of said NW 1/4 of NW 1/4, 661.3 feet; thence South 89 deg. 10 min. East 1080 feet, more or less, to the West right of way line of the Montevallo Highway; run thence Southerly direction along the West right of way line of said Montevallo Highway a distance of 700 feet to the point of beginning of the lot herein described (said point being the Southeast corner of the Sippola lot); from said point of beginning run thence North 89 deg. 10 min. West to the Southwest corner of said Sippola lot; run thence South 41 deg. 33 min. East approximately 100 feet to the Southwest corner of lot owned by Willitta Gill; run thence South 89 deg. 10 min. East to the Montevallo Highway right of way; run thence Northerly along the West right of way line of said Highway 100 feet to the point of beginning. EXCEPT RIGHT OF WAY conveyed to Plantation Pipe Line as shown by deed recorded in Deed Book 112, page 266, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. Subject to easements and rights of way of record.

This property is not homestead property as defined by the Code of Alabama.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Stella M. Colver, as recorded in Real 44 page 393 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 23rd day of May, 1986

WITNESS:

Deed Tax 3.50
Rec 2.50
Inst 1.00
Total 7.00
STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1986 JUN 11 AM 8:16 (Seal)

Curtis E. Brazier (Seal)
Curtis E. Brazier (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Curtis E. Brazier, a married 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 23rd day of May, A. D. 1986