

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

2342

MAIL TAX NOTICE TO:
Mr. Redick W. Brown

1968 Hwy 25 South
Harpersville AL 35178

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of ONE HUNDRED TWO THOUSAND SEVEN HUNDRED EIGHTY AND NO/100 DOLLARS (\$102,780.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,
CHARLES W. MOBLEY, a married man

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

REDICK W. BROWN and wife, ORA H. BROWN

(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 SW corner of the the NE 1/4 of Section 20, Township 20 South, Range 2 East; thence run South along the West line of said 1/4 1/4 for 768.94 feet; thence 89 deg. 35 min. 16 sec. left run 2375.48 feet to the Westerly right of way of Alabama State Highway 25; thence 94 deg. 55 min. 35 sec. left run Northerly along said right of way for 2167.27 feet; thence 85 deg. 27 min. 34 sec. left run 1174.68 feet, more or less, to the center of Yellowleaf Creek; thence run Southwesterly along the center of said creek for 1340 feet, more or less, to the West line of said 1/4; thence run South along said 1/4 line for 547.51 feet, more or less, to the point of beginning.

LESS AND EXCEPT the following described property: Begin at the NE corner of the SW 1/4 of the NE 1/4 of Section 20, Township 20 South, Range 2 East; thence run South along the East line of said 1/4 1/4 for 125 feet, more or less, to the Old Columbiana-Harpersville Road; thence run Southwesterly along said road for 300.0 feet; thence 90 deg. 00 min. right run 125 feet; thence run Northeasterly 410 feet, more or less, to the point of beginning.

All being situated in Shelby County, Alabama.

The Granter owns the mining and mineral rights on the subject property, which said mining and mineral rights and all interest therein and all interest in the mineral lease set out hereinbelow in the subject to section, are specifically retained by the Grantor herein.

SUBJECT TO:

Property and rights conveyed and granted to Alabama Power Company as filed in Lis Pendens Book 4 page 381 and in Probate Minutes Book 24 page 265 in Probate Office of Shelby County, Alabama.

Less and except any part of subject property lying within a public road right of way.

Lease of minerals and oil rights to Amoco Production by Charles W. Mobley, as recorded in Deed Book 331 page 69 in Probate Office of Shelby County, Alabama.

\$87,597.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

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.

BOOK 092 PAGE 770

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEEES, 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 12th day of September, 1986.

Charles W. Mobley (SEAL)
Charles W. Mobley

STATE OF COLORADO)

El Paso COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Mobley, 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 12th day of September, 1986.



Rita A. Conner
Notary Public
4740 Hintridge Dr.
Colorado Springs, Co. 80907

BOOK 092 PAGE 771

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

1986 SEP 30 AM 10:23

Thomas J. Henderson, Jr.
JUL 11 1986

1. Deed Tax	\$ <u>15.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>21.50</u>