

This instrument was prepared by

643

(Name) Courtney H. Mason, Jr.  
PO Box 360187  
(Address) Birmingham, AL 35236-0187



**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, 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 Five hundred and 00/100ths (\$500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Steve Brand and wife, Kathy Lynn Brand  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Steve Brand and wife, Kathy Lynn Brand

(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:

See Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Grantees' Address: Route 4, Box 990, Alabaster, AL 35007

Kathy Lynn Howrey is one and the same person as Kathy Lynn Brand.

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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 9th day of January, 1987

WITNESS:

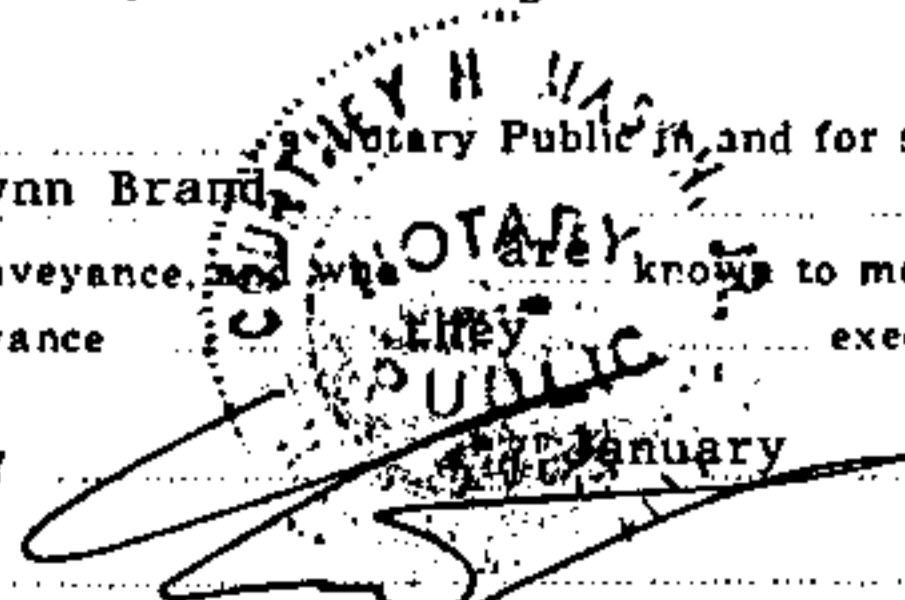
(Seal) (Seal)  
(Seal) Steve Brand  
(Seal) Kathy Lynn Brand  
(Seal) (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, the undersigned hereby certify that Steve Brand and wife, Kathy Lynn Brand, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, A. D. 1987



Rt 4 Box 990  
Alabaster, AL 35007

Exhibit "A"

A parcel of land containing 1.45 acres, in the N.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Section 23, Thence run West along the north section line 304.68 feet to the point of beginning; thence continue last course 206.38 feet, thence turn left 68 deg. 50 min. 11 sec. and run southwest 210.40 feet to a point on the northerly right-of-way of Shelby County Hwy. #12, thence turn left 90 deg. 49 min. 49 sec. and run southeast along said right-of-way 301.09 feet, thence turn left 110 deg. 20 min. and run north 300.83 feet to the point of beginning.

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

1987 JAN -9 PM 12:42

*Thomas W. Swindler, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mtg Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	<u>6.50</u>