

This instrument was prepared by

81

(Name) W. A. Jenkins, Jr.

(Address) 302 Frank Nelson Building Birmingham, Alabama

Form 1-1-5 Rev. 1-66

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

STATE OF ALABAMA

\$500.00

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE and no/100 ----- DOLLARS and other good and valuable considerations

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

Clara Mae Funderburke, an unmarried woman

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

Howard H. Brown and wife, Ramona G. 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:

Part of Southeast quarter of Southeast quarter, Section 31, Township 18 South, Range 1 West more particularly described as follows:

Begin at the southwest corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West and run east along the south line of the said $\frac{1}{4}$ section for a distance of 120 feet; thence north and parallel to the west line of said $\frac{1}{4}$ section for a distance of 200 feet; thence west and parallel to the south line of said $\frac{1}{4}$ section for a distance of 120 feet to the west line of said $\frac{1}{4}$ section; thence south along the west line of said $\frac{1}{4}$ section for a distance of 200 feet to the point of beginning.

Except mineral and mining rights.

With a 15-foot easement for a driveway from Highway 280 south to northwest corner of property herein conveyed.

112 PAGE 835

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 18th day of May, 1974.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

4.00 1987 FEB -2 PM 12: 26 (Seal)

Clara Mae Funderburke (Seal)
Clara Mae Funderburke (Seal)

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clara Mae Funderburke, an unmarried woman whose name is is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 18th day of May, 1974, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of May, A. D., 1974.

Elizabeth N. Redkey Notary Public.
6935 Meadowlark Dr.
B'ham, AL 35243