

1030

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
SHELBY COUNTY }

This Indenture, made this 14th day of January, 19 88, between
CECIL O. BROWN and OLLIE L. BROWN as grantor(s)
and HENRY ELMO GLENN, and wife, SHERRY PIKE GLENN as grantees:

WITNESSETH

That the grantor(s), in consideration of the sum of _____
TWENTY THOUSAND AND NO/100-----(\$20,000.00)-----DOLLARS

in hand paid by the grantees, the receipt whereof is hereby acknowledged, and a purchase
money note and mortgage of even date.

hereby grant, bargain, sell and convey unto the 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 to-wit:

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A parcel of land in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31,
Township 18 South, Range 1 West, more particularly described
as follows: Commence at the Southeast corner of said
quarter-quarter section; thence in a northerly direction a
distance of 825 feet, more or less, to a point; thence an
angle of 88 degrees 31 minutes to the left, a distance of
405.58 feet to the point of beginning, said point being on
the Westerly right of way of County Road; thence continue
along last described course a distance of 260 feet; thence an
angle of 90 degrees right in a Northerly direction a distance
of 85 feet; thence an angle to the right in an Easterly
direction a distance of 277.93 feet, more or less, to a
point, said point being on the Westerly right of way of a
County Road; thence turn an angle to the right in a
Southwesterly direction along the right of way line of said
County Road a distance of 85.0 feet to the point of
beginning, and lying and being in Shelby County, Alabama,
based on survey of Allen Whitley, Registered Land Surveyor,
dated July 11, 1962. There is no warranty made with respect
to a tract 3 feet by 20 feet in the extreme northwest corner
of the above tract, lying 20 feet along the north line and 3
feet along the west line of said tract.

This instrument was prepared by:
COPELAND & COPELAND, ATTORNEYS
820 Chestnut Street
Gadsden, Alabama 35901

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 for-
ever, 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:

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, the grantor(s) has (have) hereunto set his (their) hand(s) and seal(s) on the
day and date first above written.

(L.S.) Cecil O. Brown (L.S.)

(L.S.) Ollie L. Brown (L.S.)

Copeland & Copeland

STATE OF ALABAMA
COUNTY

I, _____ the undersigned _____, a Notary Public, in and for said County and State, hereby certify that CECIL O. BROWN and OLLIE L. BROWN

_____ 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 notarial seal this the 14th day of January, 19 88

Byford J. England

 Notary Public

STATE OF ALA: SHELBY CO.
 I CERTIFY THIS INSTRUMENT WAS FILED
88 JAN 15 - AM 10:49
Thomas A. Snowden, Jr.
 JUDGE OF PROBATE

1. Deed Fee 20.00
 2. Mfg. Tax _____
 3. Recording Fee 5.00
 4. Indexing Fee 1.00
 TOTAL 26.00

WARRANTY DEED
 WITH RIGHT OF SURVIVORSHIP

CECIL O. BROWN, et al

Wife TO

HENRY ELMO GLENN, et ux

2915 Coalbridge Lane

Birmingham 35242

THE STATE OF ALABAMA
 TOWAN COUNTY

Office of JUDGE OF PROBATE

Filing Fee \$ _____ .25
 Deed Tax \$ _____
 Rec. Fee \$ _____
 TOTAL \$ _____

Judge of Probate.

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COPELAND & COPELAND
 ATTORNEYS AT LAW
 820 CHESTNUT STREET
 GADSDEN, ALABAMA 35901