

This instrument was prepared by: 398
(Name) Courtney H. Mason, Jr.
(Address) 2032 Valleydale Road
Birmingham, AL 35244

Send Tax Notice to:
(Name) Sheryl B. & Billy W. Simpson
(Address) 1089 Chateau Drive
Helena, Alabama 35080

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 No/100ths (\$500.00) DOLLARS

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

Sheryl B. Simpson, a married woman and Don Young, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Sheryl B. Simpson and wife, Billy W. Simpson

(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:

Lot 44, according to the survey of Brandywine, First Sector, as recorded in Map Book 7, Page 7 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

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

Sheryl B. Simpson and Sheryl Y. Brashier are one and the same person.

BOOK 178 PAGE 695

88 APR -6 PM 1:14

1. Deed Tax \$ 50
2. Mig. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 400

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 for 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 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 29th day of March, 19 88.

WITNESS

(Seal)

(Seal)

(Seal)

Sheryl B. Simpson (Seal)
Sheryl B. Simpson
Don Young (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY } **General Acknowledgment**

I, THE UNDERSIGNED

hereby certify that Sheryl B. Simpson, a married woman and Don Young, a married man a Notary Public in and for said County, in said State, 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 official seal this 29th day of March A.D., 19 88

Peggy L. Murphy