

This instrument was prepared by:  
(Name) Joseph E. Conn, Jr., A.P.L.S. # 9049  
(Address) P.O. Box 599  
Pelham, Al. 35124

Send Tax Notice to:  
(Name) Forest L. Brown  
(Address) 1318 Woodward Road  
Birmingham, Al. 35228

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**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Three Thousand and 00/100 DOLLARS

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

**I, Edna V. Honeycutt, a widow and Samuel Ray Honeycutt**  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
**Forest L. Brown and wife, Juanita 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:

**3.0 acres located in the South one half of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 24, T.S.18S, R1E, Shelby County, Alabama more particularly described as follows:**

Commence at the Southwest corner of the Northwest quarter of the Northwest quarter of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama and run thence Easterly along the said South line of said quarter-quarter a distance of 263.98' to the point of beginning of the property being described, Thence continue along last described course a distance of 396.02' to a point, Thence turn a deflection angle of 90° 32' 58" to the left and run Northerly a distance of 330.0' to a point, Thence turn a deflection angle of 89° 27' 02" left and run Westerly a distance of 396.02' to a point, Thence turn a deflection angle of 90° 32' 58" left and run Southerly a distance of 330.0' to the point of beginning, containing 3.0 acres and subject to all agreements, easements and/ or restrictions of probated record or applicable law.

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There is attendant to this property a 15.0 wide easement for ingress, egress and the installation of any required utilities lines described as follows:

Commence at the SW corner of the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , Section 24, T.S.18S, R1E, Shelby County, Alabama and run thence Easterly along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 660.0' to a point, Thence angle left 90° 32' 58" a distance of 330.0' to P.O.B. of easement being described, Thence turn 90° 32' 58" right and run 648.0' to point on margin of dirt road, Thence 90° 00" left run along road margin 15.0' to point, Thence 90° 00' left run West 828.0' to a point, Thence 90° 00' left run 15.0' to point, Thence 90° 00' left run East 180.0' to point of beginning and the end of easement.

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, I have hereunto set My hand(s) and seal(s), this April 15 day of 1989.

WITNESS STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
1. Good Tax 3.00  
2. Mig. Tax 89 APR 19 AM 9:26 (Seal)  
3. Recording Fee 2.50 (Seal)  
4. Indexing Fee 2.00 (Seal)  
7.50  
JUDGE OF PROBATE

Edna V. Honeycutt (Seal)  
Samuel R. Honeycutt (Seal)  
Forest L. Brown (Seal)  
Juanita Brown

STATE OF ALABAMA }  
Shelby COUNTY } **General Acknowledgment**

I, E. B. Brocher, a Notary Public in and for said County, in said State, hereby certify that whose name Edna V. Honeycutt signed to the foregoing conveyance, and who Samuel R. Honeycutt known to me, acknowledged before me on this day, that being informed of the contents of the conveyance Forest L. Brown executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15 day of April A.D., 19 89