

This form furnished by:

545
Cahaba Title, Inc.

Eastern Office
(205) 833-1571

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This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P.O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) William Terrell Lawley
(Address) 11 Lyn Gail Trail
Brierfield, Alabama 35035

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

BIBB

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Nine Thousand and 00/100 (\$79,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DEREK STEVEN BROWN and wife, PAMELA JOY BROWN
(herein referred to as grantors) do grant, bargain, sell and convey unto
WILLIAM TERRELL LAWLEY and wife, ANN LIVINGSTON LAWLEY

(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 Bibb County, Alabama to-wit:

A Tract of land situated in the NW 1/4 of the NW 1/4 of Section 29 and the SW 1/4 of the SW 1/4 of Section 20, Township 24 North, Range 12 East, Bibb County, Alabama, more particularly described as follows:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of said Section 29 and run East along the South line of said 1/4 1/4 Sec. 50.11 feet; Thence an angle left 85 deg. 53 min. 14 sec. and run Northerly 433.19 feet; Thence an angle right of 58 deg. 45 min. and run Northeasterly 596.36 feet; Thence an angle left of 3 deg. 26 min. and run Northeasterly 796.64 feet to point of beginning; Thence an angle left of 58 deg. 22 min. and run North 1,175 more or less feet to a point of intersection with the center line of Mahan Creek; Thence Easterly along the meanderings of Mahan Creek to Point of intersection with a line which is parallel to and 212.86 feet East of the Point of Beginning; Thence South along said parallel line 1,080 more or less feet; Thence an angle right of 58 deg. 22 min. and run Southwesterly 250.00 feet to Point of Beginning. Said tract containing 5.4 more or less acres.

SUBJECT TO: Title to that portion of the property, if any, within the normal bonds of Mahan Creek.

Right of way Easement to South Central Bell Telephone Company dated March 26, 1984 and recorded in Deed Book 118, Page 64.

Purchase Money First Mortgage to Molton, Allen & Company, a Corporation, dated on even date herewith, in the sum of \$75,050.00.

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

89 NOV -8 PM 2:13

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

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 8th day of November, 19 89

WITNESS
Deed TAX 4.00
Rec 2.50
Sud 0.00
Out 1.00 (Seal)
10.50 (Seal)

Derek Steven Brown (Seal)
DEREK STEVEN BROWN
Pamela Joy Brown (Seal)
PAMELA JOY BROWN
(Seal)

STATE OF ALABAMA

BIBB

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DEREK STEVEN BROWN and PAMELA JOY BROWN whose name s 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 8th day of November A.D., 19 89

8/93

M A Spears

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