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(No title examination)

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:

Wayne and Peggy A. Brantly

*(No. 1007 10910 Chilton Rd.
Montevallo, AL 35115)*

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, to the undersigned grantor, Donald R. Murphy and wife, Martha Ann Murphy, in hand paid by Wayne Brantley and Peggy A. Brantley, the receipt whereof is hereby acknowledged, the said Donald R. Murphy and wife, Martha Ann Murphy (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said Wayne Brantley and Peggy A. Brantley (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 13 and 48, according to the map of Southern Hills, as recorded in Map Book 7, at Page 72, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easements and restrictions of record.

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TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the

heirs and assigns of the grantees herein shall take as tenants in common.

And said Donald R. Murphy and wife, Martha Ann Murphy, do for themselves, their heirs and assigns, covenant with said Wayne Brantley and Peggy A. Brantley, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 28th day of January, 1992.

WITNESSES:

Donald R. Murphy
Donald R. Murphy

Martha Ann Murphy
Martha Ann Murphy

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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald R. Murphy and wife, Martha Ann Murphy, 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 seal this 28th day of January, 1992.

Louise J. Cantrell
Notary Public

My Commission Expires: 6-21-93

ALL DEEDS
I CERTIFY THIS
DOCUMENT WAS FILED
92 MAR -3 PM 12:30
JUDGE OF PROBATE

1. Deed Tax	\$ 16.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. Sta. Tax Fee	\$
6. Certified Fee	\$ 1.00
Total:	\$ 25.00