

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Anthony D. Browning

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTY THREE THOUSAND AND NO/100 DOLLARS

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

ANTHONY E. NAFE and wife, DANA B. NAFE,

(herein referred to as grantors) do grant, bargain, sell and convey unto

ANTHONY D. BROWNING and wife, JENNIFER S. BROWNING,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the NW corner of the NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 1 East; thence run South along the West line thereof 22.83 feet to the Southerly right of way of Shelby County Highway 48; thence 89 degrees 40 minutes 46 seconds right run Easterly along said right of way 307.10 feet to the point of beginning; thence continue along the last described course 362.65 feet; thence 90 degrees 22 minutes 49 seconds right run Southerly 240.0 feet; thence 89 degrees 38 minutes 09 seconds right run 362.65 feet; thence 89 degrees 44 minutes 49 seconds right run Northerly 239.90 feet to the point of beginning.

According to survey of Thomas E. Simmons, RLS #12945, dated March 19, 1996.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way and permits of record.

\$69,350.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1996-09655

03/25/1996-09655
02:57 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 12.50

TO HAVE AND TO HOLD Unto 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 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 said 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 22nd day of March, 19 96

WITNESS:

(Seal)

Anthony E. Nafe
Anthony E. Nafe (Seal)

(Seal)

Dana B. Nafe
Dana B. Nafe (Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anthony E. Nafe and wife, Dana B. Nafe 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 22nd day of March, A. D. 19 96

Justin Harrison
Notary Public
My Commission Expires: 10/16/96

Inst # 1996-09655