


THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Scotty Brantley
789 Highway 8
Wilton, Alabama 35187

STATE OF ALABAMA)
)
COUNTY OF SHELBY)
)
CORPORATION
JOINT SURVIVORSHIP DEED


20031112000746990 Pg 1/2 47.00
Shelby Cnty Judge of Probate:AL
11/12/2003 08:59:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Sixty-Five Thousand and 00/100 (\$165,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Ken Underwood Classic Homes, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Scotty Brantley and Cheryl Brantley, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See attached legal description by exhibit " A ".

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$132,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Ken Underwood who is authorized to execute this conveyance, hereto set his signature and seal this the 7th day of November, 2003.

Ken Underwood Classic Homes, Inc.


By: Ken Underwood, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ken Underwood, whose name as President of Ken Underwood Classic Homes, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of November, 2003.


NOTARY PUBLIC
My Commission Expires: 3/30

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

PARCEL 2:

A parcel of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East, Shelby county and being more particularly described as follows:

Commencing at the southwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 24 North, Range 12 East and run North 01 deg. 52 min. 46 sec. West and along the westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 900.49 feet to the intersection of the westerly $\frac{1}{4}$ - $\frac{1}{4}$ line of said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the northern most right of way line of Birmingham Street as shown on the Map of Birmingham Junction, recorded in Deed Book 14, page 239 in the Probate Office of Shelby County; thence North 88 deg. 27 min. 21 sec. East, run a distance of 2.70 feet to the intersection of the Northern right of way line of Birmingham Street and the Northwestern right of way line of Shelby County Road # 8 (50' R.O.W.); thence North 50 deg. 49 min. 47 sec. East and along said Northwestern right of way line a distance of 128.66 feet to the Point of Beginning of the parcel herein described; thence North 19 deg. 17 min. 11 sec. West and leaving said northwesterly right of way a distance of 351.16 feet to an iron pin found; thence North 01 deg. 53 min. 05 sec. West for a distance of 5.50 feet to an iron pin found; thence North 88 deg. 07 min. 14 sec. East for a distance of 431.47 feet to an iron pin found on the westerly right of way line of Shelby County Road # 73 (60' R.O.W.); thence South 16 deg. 34 min. 57 sec. West and along said westerly right of way line a distance of 131.47 feet to the intersection of the westerly right of way line of said Shelby County Road # 73 and the Northwestern right of way of Shelby County Road # 8; thence South 50 deg. 49 min. 47 sec. West and along said northwesterly right of way line of Shelby County Road # 8 a distance of 357.96 feet to the point of beginning; being situated in Shelby County, Alabama.

J 

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