

\$5,000 LRB



20090805000300410 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/05/2009 12:10:39 PM FILED/CERT

THIS DEED WAS PREPARED WITHOUT
TITLE EXAMINATION OR LEGAL
OPINION AND THE LEGAL
DESCRIPTION IS BASED UPON
INFORMATION PROVIDED BY THE
GRANTOR HEREIN.

Shelby County, AL 08/05/2009

State of Alabama

Deed Tax : \$5.00

This instrument was prepared by: Send Tax Notice To:

Andrew Laplante
1604 Third Avenue North
Bessemer, Alabama 35020

Jeff & Lori Brumfield
8238 Hwy 13
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of **Five Hundred and 00/100 Dollars (\$500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, or we, **John Hugh Brumfield**, also known as John Brumfield and wife, **Virginia Brumfield** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jeff Brumfield and wife, Lori Brumfield**, (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of section 24, Township 20 South, Range 4 West; thence run N 89°57'33" W along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 417.43'; thence run N 02°10'27" E for 320.00' to the point of beginning; thence run N 26°30'32" W for 245.19' to a point on the Southerly right of way line of County Road 13; thence run S 49°54'26" W along said line for 99.03' thence run S 36°30'20" E for 59.66'; thence run S 54°16'28" E for 184.41' to the point of beginning.

SUBJECT TO:

1. Taxes for the current year and all subsequent years which constitutes a lien but are not yet due and payable until October 1 of each year.
2. Easements, right of ways, mineral and mining rights, building lines as shown in the public records.
3. Liens of record.




20090805000300410 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/05/2009 12:10:39 PM FILED/CERT

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 of 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 said GRANTEE, his, her or 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 stated 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 GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th day of August, 2009.

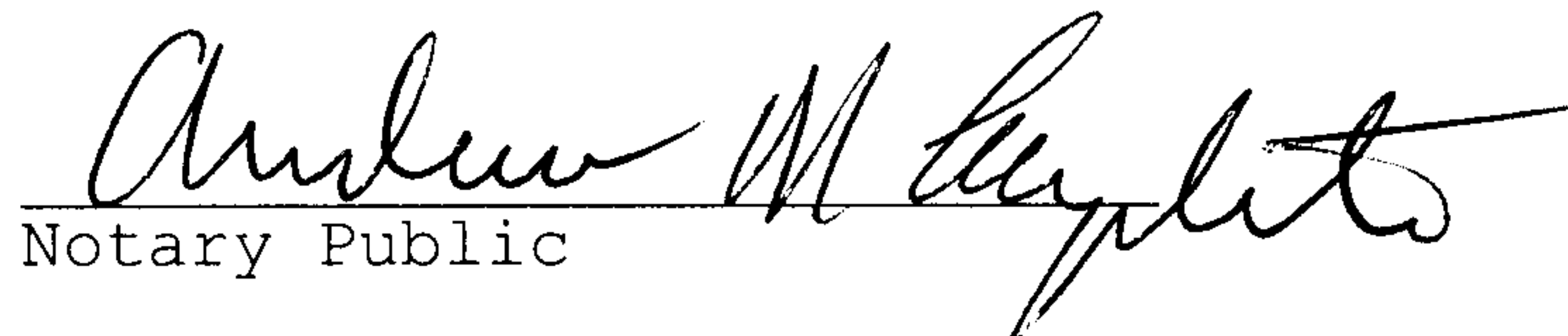
 (SEAL)
John Hugh Brumfield

 (SEAL)
Virginia Brumfield

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that **John Hugh Brumfield** and **Virginia Brumfield** 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 4th day of August, 2009.


Notary Public