

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Doris Ward & E. R. Bradberry
597 Hwy 36
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY THOUSAND AND NO/00 DOLLARS (\$50,000.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I, **Georgianna Patterson, as Executrix of the Estate of Josephine M. Elliott, deceased, Case No. PR-2011-000090, (herein referred to as grantor, whether one or more)** do grant, bargain, sell and convey unto, **Doris Ward and E. R. Bradberry, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 28, Township 19, Range 1 East, described as follows: from the NE corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section run West along North boundary of said Section 28, for a distance of 210 feet to point of beginning of tract herein described; thence continue West along North boundary of said Section, for 210 feet; thence turn angle of 90 deg. 20 min. to left and run 665 feet; thence turn angle of 89 deg. 40 min. to left and run 420 feet; thence turn an angle of 90 deg. 20 min. to left and run 320 feet to the SE corner of Smith lot; thence turn angle of 90 deg. 00 min. to left and run 90 feet; thence turn angle of 70 deg. 56 min. to right and run 367.58 feet to point of beginning.


Subject to 2012 property taxes, existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day of Jan, 2012

Estate of Josephine M. Elliott, Deceased


20120106000007470 1/1 \$62.00
Shelby Cnty Judge of Probate, AL
01/06/2012 01:04:26 PM FILED/CERT



By: Georgianna Patterson, as Executrix

STATE OF WA)
COUNTY OF Clark)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Georgianna Patterson, as Executrix of the Estate of Josephine M. Elliott, deceased, and whose name 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 she executed the same voluntarily on the day the same bears date in her capacity as Executrix.

Given under my hand and official seal this 3rd day of Jan, 2012

My commission expires: 12/15/12


Notary Public

Shelby County, AL 01/06/2012
State of Alabama
Deed Tax: \$50.00

