

State of Alabama

SHELBY

County

542
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten (\$10.00)
and other good and valuable considerations

DOLLARS

to the undersigned grantors James O. Braswell and wife, Nezba Braswell

in hand paid by Richard T. Braswell and wife, Mary L. Braswell

the receipt whereof is acknowledged we the said
James O. Braswell and wife, Nezba Braswell

do grant, bargain, sell and convey unto the said
Richard T. Braswell and wife, Mary L. Braswell

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Begin at the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 20 South, Range 3 West; Thence run Northerly along the East boundary line of the said NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 10, Tsp. 20S., R. 3W for 692.17 feet; Thence turn an angle of 142 Degrees, 27 Minutes, 50 Seconds to the left and run Southwesterly for 857.17 feet, more or less, to a point on the South boundary line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 10, Tsp. 20 S., R. 3W.; Thence turn an angle of 126 Degrees, 10 Minutes, 10 Seconds to the left and run Easterly along the South boundary line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec. 10, Tsp. 20S., R. 3W. for 522.39 feet, more or less, to the point of beginning, said property being a part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 20 South, Range 3 West, and being 4.1492 acres, more or less.

Subject to easement to Plantation Pipe Line Company and any other easements or rights of way, visible, or of record.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD Unto the said Richard T. Braswell and wife, Mary L. Braswell

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as shown above, 1962 taxes, and instruments of record,

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seal,

this 21 day of June, 1962

WITNESSES:

James O. Braswell (Seal.)
James O. Braswell
Nezba Braswell (Seal.)
Nezba Braswell
(Seal.)
(Seal.)

222 MAR 9 1962

RETURN TO:

Frank

James O. Braswell and

Nezba Braswell

TO

Richard T. Braswell and

Mary L. Braswell

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

1.45
1.91

State of ALABAMA
SHELBY COUNTY

I, undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that James O. Braswell and wife, Nezba Braswell

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 official seal this

26

day of June, 1962

Frank W. Donaldson

Notary Public

RECORDED & INDEXED
10/11/62
RECORDED & INDEXED
EXCISE TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Donaldson
JUDGE OF PROBATE

116-222-222