

USDA-FHA
FHA-AL4274
(9-14-72)

Position 5

\$2,000

This Instrument was Prepared by
Wallace, Ellis, Head & Fowler

Attorneys at Law

Columbiana, Ala. 35051

7001

WARRANTY DEED

(For Transfer Cases) - Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

THIS INDENTURE, made this 29th day of March, 1977, between
Linda Diane Brazier, an unmarried woman

of Shelby County, State of Alabama, party(ies) of the first part, and
Edward A. Wheeler and wife, Paula F. Wheeler

of Shelby County, State of Alabama, parties of the second part;
WITNESSETH: That the said party(ies) of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, has (have) granted, bargained, sold and conveyed and by these presents does (do) grant, bargain, sell and convey unto the said parties of the second part, as joint tenants with the right of survivorship, the following

described land, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the SE corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 3, Township 24 North, Range 12 East; thence North 30 deg. 40 min. West 257 feet; thence 30 deg. 00 min. left in a Northwesterly direction 52 feet; thence 14 deg. 00 min. left in a Westerly direction 205 feet; thence 93 deg. 26 min. right in a Northerly direction 115 feet to the point of beginning of lot herein described; thence continue along last described course 112.53 feet; thence 28 deg. 58 min. 30 sec. left in a Northwesterly direction 213 feet; thence 111 deg. 22 min. 30 sec. left in a Southwesterly direction 47 feet; thence 62 deg. 19 min. left in a Southeasterly direction 199.55 feet; thence 13 deg. 02 min. left in a Southeasterly direction 97.16 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to utility easements and road rights of way of record.

The above-described land is subject to the following described mortgage(s):

1. That certain mortgage to the United States of America executed by Linda Diane Brazier, an unmarried woman dated the 5th day of September, 1974, and recorded in Mortgage Book 341, at Page 611, in the Office of the Judge of Probate of Shelby County, Alabama:

19770329000028810 1/2 \$.00
Shelby Cnty Judge of Probate, AL
03/29/1977 12:00:00AM FILED/CERT

and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s).

TO HAVE AND TO HOLD to said parties of the second part, 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 the said party(ies) of the first part does (do) for herself and for her

heirs, executors, administrators and assigns covenant with the parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of them that she is (are) lawfully seized in fee simple of said premises; that the premises are

free from all encumbrances except as hereinbefore set forth; that she has (have) a good

right to sell and convey the same as aforesaid; that she will, and her heirs, executors, administrators and assigns shall warrant and defend the same to the said parties of the second part and to the heirs, executors, administrators and assigns of said parties and of the survivor of them forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party(ies) of the first part has (have) hereunto set her hand(s) and seal(s), the day and year first above written.

Linda Diane Brazier (LS)

_____ (LS)

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, do hereby

certify that Linda Diane Brazier whose name(s) is (are) signed to the foregoing conveyance and who is (are) 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.

Given under my hand and seal this 29th day of March, 19 77.

(SEAL)

My Commission Expires 12/28/80

Linda Brazier
STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

1977 MAR 29 AM 2:43

Thomas A. Davidson, Jr.
JUDGE OF PROBATE

Rec	3.00
Index	1.00
Feed	2.00



19770329000028810 2/2 \$.00
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