Position 5

USDA-FIIA FIIA-AL-427-4 (9-14-72)

300.C.

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

Attorneys at Law

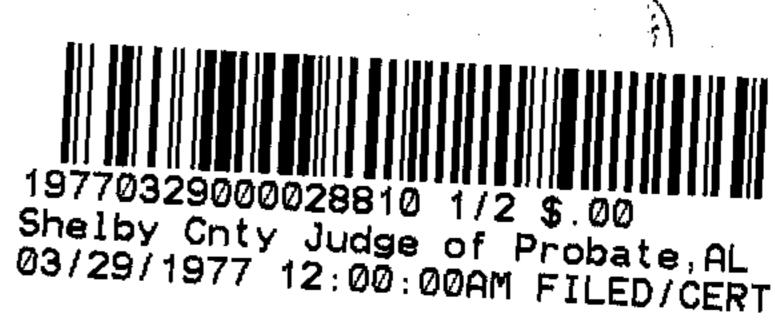
7001

Columbiana, Ala. 35051

## WARRANTY DEED

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

STATE OF ALABAMA	
COUNTY OF SHELBY	
THIS INDENTURE, made this 29th day	ay of <u>March</u> , 19 77 between
Linda Diane Brazier, an unmarrie	
of Shelby	County, State of Alabama, party(ics) of the first part, and
Edward A. Wheeler and wife, Paula	
Shelby	——— County, State of Alabama, parties of the second part:
is hereby acknowledged, has (have) granted, bargained, sell and convey unto the said parties of the second p	eart, for and in consideration of the sum of One Dollar (\$1.00) to and for other good and valuable considerations, the receipt whereof sold and conveyed and by these presents does (do) grant, bargain, part, as joint tenants with the right of survivorship, the following
Commence at the SE corner of the NE% of 12 East; thence North 30 deg. 40 min. Win a Northwesterly direction 52 feet; the direction 205 feet; thence 93 deg. 26 min described course 112.53 feet; thence 28 westerly direction 213 feet; thence 111 westerly direction 47 feet; thence 62 direction 199.55 feet; thence 13 deg. 697.16 feet to the point of beginning. Situated in Shelby County, Alabama.	NE% of Section 3, Township 24 North, Range West 257 feet; thence 30 deg. 00 min. left thence 14 deg. 00 min. left in a Westerly min. right in a Northerly direction 115 feet a described; thence continue along last deg. 58 min. 30 sec. left in a Northeldeg. 22 min. 30 sec. left in a Southeleg. 19 min. left in a Southeasterly 02 min, left in a Southeasterly direction
Subject to utility easements and road r	
The above-described land is subject to the following descri	
1. That certain mortgage to the United States of America	
unmarried woman	dated the day of September .
19 _ 74 , and recorded in Mortgage Book _ 341	, at Page 611 , in the Office of the Judge of Probate of
Shelby	County, Alabama:



to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by 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 And the said party(ies) of the first part does (do) for. herself and for parties of the second part and with the heirs, executors, administrators and assigns of said parties and of the survivor of heirs, executors, administrators and assigns covenant with the 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 <u>she</u> 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 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. STATE OF ALABAMA COUNTY OF SHELBY the undersianec. , a Notary Public in and for said County and State, do hereby Linda Diane Brazier certify that 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 the day the same bears date. executed the same voluntarily on Given under my hand and seal this \_\_\_\_\_\_ 20th March TE DE LLA SHELDY CO. Notary Public (SEAL) ISTOLINE WAS FILED 12/28/80 My Commission Expires 1977 117 29 111 2: 43 The state of the s

CONTRACTION OF THE PARTY OF THE

and the said parties of the second part, by separate agreement executed as of the date hereof, assume liability for and agree

Shelby Cnty Judge of Probate, AL 03/29/1977 12:00:00AM FILED/CERT

3.00

1.00

3.00

JUDGE OF PROBATE

Leebrat

Besa

Ree