



This instrument was prepared by

(Name) Harrison, Conwill, Harrison & Justice
Attorneys at Law
(Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/100----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Walter M. Garrett and wife, Ada V. Garrett
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Robert W. Braman and Edna M. Braman
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 18 South, Range 2 East,
described as follows:
Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run West along the
North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 442 feet to a point; thence
run South, parallel to the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of
690 feet to a point; thence run East, parallel to the North line of said
 $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 442 feet to a point on the West line of said $\frac{1}{4}$ - $\frac{1}{4}$
Section; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance
of 690 feet to the point of beginning.

Grantors also grant to Grantees an easement for ingress and egress across
the remaining property of Grantors, along the driveway presently located
across said property leading from Highway 25 to the above described property.

Grantors also grant to Grantees the right to use water from the spring
located on Grantors' remaining property.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, 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 other-
wise 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, their heirs and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this _____

day of STATE OF ALA-SHELBY 1982

WITNESS:

I CERTIFY THIS
WARRANTY WAS FILED

Deed Tax \$0.00 1982 JUL -6 PM 2:43 (Seal)
Rec 1.50
Incl 1.00
3.00
JUDGE OF PROBATE (Seal)

Walter M. Garrett (Seal)
Walter M. Garrett
Ada V. Garrett (Seal)
Ada V. Garrett (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Walter M. Garrett and wife, Ada V. Garrett
whose name S 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 15th day of July, A. D., 1982.

Form 31-A

RE 1 Box 456
Vincent, AL 35178

Greenwood
Notary Public
9061 61 Notary Public