

SEND TAX NOTICE TO:

(Name) Timothy E. Bragg

(Address) P.O. Box 210  
Montevallo, Al 35115

This instrument was prepared by

(Name) James O. Standridge

(Address) P.O. Box 562, Montevallo, Al 35115

Form 1-1-5 Rev. 5/83

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Seven Thousand DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

B.G. STRICKLAND and wife, ANGELLA STRICKLAND  
(herein referred to as grantors) do grant, bargain, sell and convey unto

TIMOTHY E. BRAGG and wife, VIRGINIA A. BRAGG  
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

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BOOK

Commencing at the Southeast corner of the NE 1/4 of Section 4, Township 4 North, Range 12 East and run North 64 deg. 05 min. West for 243.3 feet to the South boundary of the right-of-way of State Highway No. 25 for point of beginning of a lot herein conveyed; run thence South 18 deg. 45 min. West 302.5 feet; run thence North 52 deg. 15 min. West 165 feet, more or less, to the Southeast boundary of the right-of-way of State Highway No. 25; run thence in a Northeasterly direction along the Southeast boundary of said State Highway No. 25 to point of beginning, being situated in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Section 4, Township 24 North, Range 12 East, Shelby County, Alabama.

A purchase money mortgage to Shelby State Bank in the principal amount of \$ 40,000.00 was executed by grantees simultaneously herewith.

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, that 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, 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 30th day of May, 1984.

WITNESS:

STATE OF ALA. SHELBY CO. CLERK  
I CERTIFY THIS INSTRUMENT IS  
See Mtg. 449-  
1984 MAY 31 AM 11:51

Deed tag 1700  
Rec 150  
Ind 100

(Seal)

(Seal)

(Seal)

B.G. Strickland  
Angella Strickland

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B.G. Strickland and wife, Angella Strickland 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 30th day of May, A.D., 1984

My Commission Expires: 1984

Notary Public.