

Send Tax Notice to:

Name Harlan J. Browning

Address _____

This instrument was prepared by

(Name) Danny C. Lockhart, Attorney at Law(Address) 1129 Forestdale Blvd, Birmingham, Al.

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY KNOW ALL MEN BY THESE PRESENTS,That in consideration of Four thousand seven hundred sixty-six and no/100 DOLLARS

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

W. L. Jeffery and wife, Martha A. Jeffery

(herein referred to as grantors) do grant, bargain, sell and convey unto

Harlan J. Browning and Elaine A. Browning

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby

County, Alabama to-wit:

Commence at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20, Range 2 West, run West 210 feet to the point of beginning, from the point of beginning thus established turn left and run South a distance of 420 feet; thence turn right and run West a distance of 210 feet; thence turn right and run North a distance of 420 feet; thence turn right and run east a distance of 210 feet to the point of beginning.

Subject to:

1. Advalorem taxes due and payable October 1, 1984.
2. Easements, exceptions, reservations and restrictions of record, if any.

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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 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 _____ day of June, 19 84

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1984 JUN 11 AM 8:32 (Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

JUDGE OF PROBATE

PAID TAX 5.00
Rec 1.50
Jud 1.00
7.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. L. Jeffery and Martha A. Jeffery 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 7 day of June

