

This instrument was prepared by

(Name) William T. Harrison(Address) P.O. Box 977 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 Thirty Thousand & 00/100 (\$30,000.00) DOLLARS

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

Donald G. McBrayer and wife, Christine C. McBrayer

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

Austin Rickman

(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 South East corner of the NE 1/4 of the NW 1/4 Section 14, Township 21 South, Range 2 West, thence run North along the East line of said 1/4 1/4 section a distance of 492.72 feet; thence turn an angle of 88 deg. 47 min. to the left and run a distance of 307 feet to the point of beginning of the lot herein conveyed; from said point of beginning continue along the last described route 372.65 feet to the East margin of Hoover Road; thence turn an angle of 86 deg. 49 min. 17 sec. to the left and run along said road margin a distance of 285.16 feet; thence turn an angle of 92 deg. 35 min. 40 sec. to the left and run a distance of 380.85 feet to a point; thence turn to the left and run in a Northerly direction 289 feet more or less to the point of beginning of the lot herein conveyed. Said land situated in and being part of the NE 1/4 of the NW 1/4 Section 14, Township 21 South, Range 2 West, Shelby County, Alabama and being all of the land which is presently owned by Grantors in said 1/4 1/4 section.

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 23rd day of June, 19 84

WITNESSESTATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 25 PM 3:25

Deed tax - 30.00
Rec 150
Ind. 100

Donald G. McBrayer (Seal)
Donald G. McBrayer
Christine C. McBrayer (Seal)
Christine C. McBrayer

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, William T. Harrison, a Notary Public in and for said County, in said State, hereby certify that Donald G. McBrayer and Christine C. McBrayer whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day 23rd of June, 19 84, being informed of the contents of the conveyance they executed the same voluntarily on the day the date bears date.

Given under my hand and official seal this 23rd day of June, A. D., 19 84