

453

This instrument was prepared by
William P. Powers
P. O. Box 1626
Columbiana, Alabama 35051

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One (1) and the assumption of a mortgage DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, A. C. Bryan and wife, Katie Mae Bryan, (herein called grantors) do grant, bargain, sell and convey unto Jessie Bryan and Joyce Morris Bryan, (herein called GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

All that part of the North half (N1/2) of Southeast Quarter (SE1/4) of Northeast Quarter (NE1/4) of Section 28, Township 20, Range 1 East, which lies West of a drain or ditch which drains from what is known as the Jackson Estate property to Elliott's Branch, containing 12 acres more or less.

Also a part of the South half (S1/2) of Southeast Quarter (SE1/4) of Southeast Quarter (SE1/4) of Section 28, Township 20, Range 1 East, described as follows: Begin at the NW corner of said 20 acre tract and run South 16 rods; thence East 16 rods; thence North 16 rods; thence West 16 rods to point of beginning, containing 1.6 acres, more or less.

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 or we do for myself or ourselves and for my or our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am or we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I or we have a good right to sell and convey the same; that I or we will and my or 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, I or we have hereunto set my or our

Rt 1 Box 84
Wilsonville, AL 35186

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hands and seals, this December 7, 1984.

A. C. Bryan

Katie Mae Bryan

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A. C. Bryan and wife, Katie Mae Bryan whose name or names is or are signed to this conveyance, who is or are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance A. C. Bryan and wife, Katie Mae Bryan executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this December 7, 1984.

William R. Justice

Notary Public

Send Tax Notice To:

(Name) Jessie Bryan and Joyce Morris Bryan

(Address) Route 1, Box 84, Wilsonville

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>1.50</u>
Mineral Tax		
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>6.50</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 DEC 10 PM 3 10

Thomas R. Lawrence
JUDGE OF PROBATE