

This instrument was prepared by

58
Harrison, Conwill, Harrison & Justice

P. O. Box 557

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 Eight Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein
Domenica A. Miranda, a widow
herein referred to as grantors) do grant, bargain, sell and convey unto

A. C. Bronaugh and Bernice Louise Bronaugh

(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 SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East and run Northerly along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 55.28 feet; thence turn 90 deg. 54 min. 45 sec. right and run Easterly 582.45 feet to the point of beginning; thence continue along last described course 145.93 feet to the beginning of a curve to the left having a central angle of 69 deg. 04 min. and a radius of 87.00 feet; thence run along the arc of said curve 104.87 feet to the end of said curve; thence run Northeasterly along the extended tangent to said curve 50.75 feet to the beginning of a curve to the right having central angle of 16 deg. 46 min. and a radius of 573.69 feet; thence run along the arc of said curve 167.54 feet to the end of said curve; thence run Northeasterly along the extended tangent to said curve 53.01 feet; thence turn 63 deg. 03 min. left and run Northwesterly 171.68 feet; thence turn 58 deg. 04 min. left and run Westerly 227.92 feet; thence turn 89 deg. 23 min. left and run Southerly 476.04 feet to point of beginning, containing 2.72 acres, more or less.

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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, I have hereunto set my hands(s) and seal(s), this 23rd day of April, 19 85.

WITNESS:

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

Domenica A. Miranda (Seal)
Domenica A. Miranda (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 Domenica A. Miranda, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of April, A. D., 19 85

Form 31-A

Notary Public.

CONWILL & JUSTICE

The grantor herein is the widow of Michael F. Miranda who died on April 14, 1985, 1985. The undersigned grantor and the said Michael F. Miranda, at the death of Michael F. Miranda, had been the joint owners of said property, with right of survivorship, and on the death of Michael F. Miranda, the undersigned became the sole owner of said property under the terms of the deed which conveyed the property to them.

\$6,000.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

Grantor's address:

Box 1397
Alabaster, Alabama 35007

Grantees' address:

Route 1, Box 113-B
Sterrett, Alabama 35147

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

1985 MAY -1 PM 3:35

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Deed 2.00
Lic 5.00
Ord 1.00

8.00

NOT RECORDED

Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

302 214 520 2008