

SEND TAX NOTICE TO:

(Name) Ralph Scott McDanal
Route 5, Box 330-A
(Address) Montevallo, Alabama 35115

This instrument was prepared by

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(Name) J. Michael Joiner, Attorney at Law

(Address) P.O. Box 1012, Alabaster, Alabama 35007

Form 1-1-5 Rev. 5/82

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 Seventeen Thousand Five Hundred and no/100 (\$17,500.00)----- DOLLARS

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

H. Eugene Bradford and wife, Nedia L. Bradford

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

Ralph Scott McDanal and wife, Terri Faye McDanal

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

SHELBY

County, Alabama to-wit:

A parcel of land in the NE1/4 of the SW1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: From the SW corner of the E1/2 of the NE1/4 of the SW1/4 of Section 4, run North along a fence 500.8 feet to the beginning point of subject lot; from said point, continue said course along a fence and a continuation thereof for 840 feet to the South right of way line of County Road #22; thence deflect right 91 degrees and run Easterly along said right of way line 210 feet; thence deflect right 89 degrees and run southerly and parallel to the West line 840 feet; thence deflect right 91 degrees and run westerly 210 feet, to the beginning point, situated in Shelby County, Alabama.

Subject to easements, taxes and restrictions of record.

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 31st

day of December, 1985

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

Recd TAX 17.50 INSTRUMENT WAS FILED (Seal)

Recd 2.50

Index 1.00 1986 JAN -2 PM 2:00 (Seal)

51.00

James W. Lawrence, Jr. (Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Eugene Bradford and wife, Nedia L. Bradford 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 31st day of December, A.D., 1985