

SEND TAX NOTICE TO:

(Name) Otto Brown and Norman Jean Brown

(Address) RT. 1 Box-237
VANDIVER, AL. 35176

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051

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 TWENTY-TWO THOUSAND AND NO/100 (\$22,000.00) DOLLARS

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

Johnie L. Parker and wife, Onvia A. Parker

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

☒ Otto Brown and wife, Norma Jean Brown

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

Shelby

County, Alabama to-wit:

That part of the SE 1/4 of the SE 1/4 of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said 1/4-1/4 Section and run thence Northerly along the East line of said 1/4-1/4 Section for a distance of 137.0 feet to a point on the Southerly right of way line of Shelby County Highway Number 43, known as the Bear Creek Road; thence turn 94 deg. 50 min. 33 sec. to the left and run along said County Road for a distance of 333.94 feet; thence turn 85 deg. 09 min. 27 sec. to the left for a distance of 108.59 feet to a point on the South line of said 1/4-1/4 Section; thence turn 89 deg. 57 min. 41 sec. to the left and run along the South line of said 1/4-1/4 Section for a distance of 332.75 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to:

1. Right of Way to Shelby County as recorded in Deed Book 228, page 278, in the Probate Office of Shelby County, Alabama.
2. Oil and Gas Lease to Amoco Production Company as recorded in Deed Book 358, page 371 in said Probate Office.

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 3rd

day of January, 19 86

WITNESS:

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

1986 JAN -3 AM 11:43

(Seal)

(Seal)

(Seal)

Johnie L. Parker (Seal)

Onvia A. Parker (Seal)

Onvia A. Parker (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnie L. Parker and wife, Onvia A. Parker 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

3rd

day of

January

A. D., 19 86