

This instrument was prepared by

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,

3,000^{00/100}

That in consideration of One and no/100 ----- DOLLARS
and the creation of joint ownership
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Mark L. Brown

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

✓ Mark L. Brown and Teresa G. 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:

A portion of land situated in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 14, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows: Begin at a point lying on the Southwesterly right-of-way line of a public road, said point being 946.41 feet East of and 1298.28 feet South of the Northwest corner of Section 14, Township 19 South, Range 2 East; from the point of beginning thus obtained, run South 57 deg. 49 min. 30 sec. West a distance of 317.30 feet; thence run South 2 deg. 36 min. 06 sec. East a distance of 212.34 feet; thence run South 83 deg. 02 min. 37 sec. East a distance of 492.18 feet to a point on the Westerly right-of-way line of the aforementioned public road; thence turn left and run Northerly and Northwesterly along said right-of-way line a distance of 503 feet, more or less, to the point of beginning.

✓ Grantees' address;

Route 3, Box 230, Lot 16
Pelham, Alabama 35124

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 13th day of January, 19 86.

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

1986 JAN 13 PM 2:09

Rec'd tax 3.00
Rec 2.50
Ind 1.00
6.50

Mark L. Brown (Seal)
Mark L. Brown (Seal)

Thomas A. ... (Seal)
JUDGE OF PROBATE (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 Mark L. Brown 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January A. D., 19 86.

Edward D. ...
Notary Public.

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