

Grantee's Address:
Route 1, Box 3209
Shelby, Ala 35143

229
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,

That in consideration of Nineteen Thousand Two Hundred Fifty (\$19,250.00)----- DOLLARS

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

Edward M. Brazo, a divorced man; Catherine K. Brazo, a divorced woman
herein referred to as grantors) do grant, bargain, sell and convey unto

Ferman H. Garrett and Rhonda Garrett

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

Shelby _____ County, Alabama to-wit:

Our undivided interest in and to the following described property:

The NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East, EXCEPT a strip of land one-acre wide extending from East to West, on the South side of the above described $\frac{1}{4}$ - $\frac{1}{4}$ Section, containing 33 $\frac{1}{3}$ acres, more or less. Situated in Shelby County, Alabama.

A right-of-way for ingress and egress in favor of grantees, their heirs, successors, and assigns, forever, extending 20 feet in width extending from the Northern boundary of Mooney Road North over the East 20 feet of the South 210 feet, more or less, of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East, more particularly described as follows: Commence at a point where the Northern boundary of Mooney Road intersects the Eastern boundary of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and run thence North along the Eastern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet, more or less, to a point on the Southern boundary of property presently owned by Grantors; thence turn to the left and run Westerly along property presently owned by grantors a distance of 20 feet to a point; thence turn to the left and run Southerly parallel with the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet, more or less, to a point on the Northern boundary of Mooney Road; thence turn to the left and run Easterly along the Northern boundary of Mooney Road a distance of 20 feet, to point of beginning.

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, we have hereunto set OUR hands(s) and seal(s), this 2nd day of April May, 19 86

WITNESS:

_____(Seal)

_____(Seal)

_____(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 Edward M. Brazo, a divorced man whose name is is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this 19 day of May, that, being informed of the contents of the conveyance he executed the same voluntarily on the 19 day of May, 19 86.

Given under my hand and official seal this 2nd day of May April, A. D., 19 86.

Form 31-A

ACKNOWLEDGMENT CONTINUED ON REVERSE SIDE

Notary Public.

CONWILL & JUSTICE

STATE OF FLORIDA
COUNTY OF Escambia

I, the undersigned authority, a Notary Public in and for said County,
a divorced woman,
in said State, hereby certify that Catherine K. Brazo, whose name is signed to the fore-
going 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 11th day of April, 1986.

Cheryl V. Carter

Notary Public

My Commission Expires September 05, 1988



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

1986 MAY -5 AM 10:45

Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ See Mtg.
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00

733 3984 020

1009 Columbia, Alabama 35051

HARRISON, CONWILL, HARRISON
& JUSTICE

P. O. Box 557

This form furnished by

Recording Fee \$
Deed Tax \$

\$

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Return to:

TO

1986 MAY -5 AM 10:45

NOTARY PUBLIC
SHELBY COUNTY, ALA.