

This instrument was prepared by

(Name) CARL E. CHAMBLEE, JR., ATTORNEY AT LAW
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WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - BIRMINGHAM TITLE COMPANY, INC.

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Nineteen Thousand and no/100----- (\$19,000.00) DOLLARS

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

JACK F. CHAMBLEE and wife, ANNA R. NELSON CHAMBLEE,

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

JAMES A. BRAASCH and wife, FRAN S. BRAASCH,

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

Shelby County, Alabama to-wit:

Lot 122, according to the survey of Riverchase West, Fourth Addition, Residential Subdivision, as recorded in Map Book 7, page 156, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to Ad Valorem taxes for 1986, not yet due and payable.

Subject to all existing easements and restrictions of record.

The grantor herein known as Anna R. Nelson Chamblee, is one and the same grantee known as Anna R. Nelson, in that certain deed from Harbert-Equitable Joint Venture recorded in Deed Book 348, page 55, in the Office of the Judge of Probate of Shelby County, Alabama.

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 16th

day of July, 19 86

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED
Deed TAX 19.00
Rec 2.50
Ind 1.00
22.50
1986 NOV - 3 AM 8:00 (Seal)

Jack F. Chamblee (Seal)
JACK F. CHAMBLEE
Anna R. Nelson Chamblee (Seal)
ANNA R. NELSON CHAMBLEE (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }
JUDGE OF PROBATE

I, Carl E. Chamblee, Jr., a Notary Public in and for said County, in said State, hereby certify that Jack F. Chamblee and wife, Anna R. Nelson Chamblee 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 16th day of July, A.D., 19 86

Carl E. Chamblee, Jr.
Notary Public.