

733

\$500.00

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 One and no/100 DOLLARS

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

Elbert F. Branch and wife Clara L. Branch

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

Clyde Ray Branch and wife, Sybil Dianne Jackson Branch

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

Shelby County, Alabama to-wit:

Beginning at the Southeast corner of the NE 1/4 of the SE 1/4 of Section 4, Township 22 South, Range 1 East, Shelby County, Alabama and run North 825 feet to an Iron pin on Section line: thence West a distance of 921 feet to a point in center of Paved Shelby County Road Number 28, this being the point of beginning of land here intended to be conveyed; thence continue West a distance of 324 feet to a point; thence South 278 feet to a point in center of said County Road; thence Northeasterly along Center of said County Road a distance of 503 feet to the point of beginning, less right of Way easement for said County Road.

This land being and lying in the NE 1/4 of SE 1/4 of Section 4, Township 22 South, Range 1 East, Shelby County Alabama and containing 1.30 acres more or less.

LESS AND EXCEPT the land previously conveyed by Grantors to Grantees by deed recorded in Real Book 081, page 634, in the Probate Office of Shelby County, Alabama.

GRANTEE'S ADDRESS
Rt. 2 Box 418
Columbiana, AL. 35051

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 9th day of December, 1987.

WITNESS:

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

1987 DEC 14 AM 8:58

Thomas A. Snowling Jr.
JUDGE OF PROBATE

Elbert F. Branch (Seal)
Clara L. Branch (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 Elbert F. Branch and wife Clara L. Branch 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 9th day of December, A. D., 19 87

Kelly Goolsby

Notary Public.

- 1. Deed Tax \$ 50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00

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