

SEND TAX NOTICE TO:

(Name) Morris L. Braden
Route 2, Box 275
(Address) Shelby, Alabama 35143

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(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

875
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 (\$500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joseph E. Sartain, an unmarried man and Ann Whetham, an unmarried woman

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

Morris L. Braden and Lisa L. Braden

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

Shelby

County, Alabama to-wit:

From the NE corner of the NW 1/4 of NW 1/4, Section 34, Township 21 South, Range 1 East, Shelby County, Alabama, run West along the Section line 1226.3 feet to a point on the East right of way line of the existing paved county road; thence run South 27 degrees 22 minutes 10 seconds West 138.3 feet; thence run South 06 degrees 20 minutes 40 seconds West 2097.22 feet; thence run South 02 degrees 57 minutes 30 seconds West 275.63 feet; thence*run South 80 degrees 06 minutes 34 seconds East 727.97 feet to a point on the South right of way line of County Road No. 28 and the beginning point of subject lot; from said point thus established, run along the South right of way line of said Highway 28, South 84 degrees 32 minutes 27 seconds East 208.71 feet; thence run South 07 degrees 38 minutes 45 seconds West 417.42 feet; thence run North 84 degrees 32 minutes 27 seconds West 208.71 feet; thence run North 07 degrees 38 minutes 45 seconds East 417.42 feet, back to the point of beginning.

According to survey of J.S. Pilkington, RLS #1304, dated March 31, 1989.

Situated in Shelby County, Alabama.

Subject to taxes for 1990 and subsequent years.

All of the above consideration was paid from a mortgage recorded simultaneously herewith.

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 11th

day of April, 19 89

WITNESS:

- 1. County Tax \$ 1.00 (Seal)
- 2. Mig. Tax (Seal)
- 3. Recording Fee 2.50 (Seal)
- 4. Indexing Fee 3.00 (Seal)
- TOTAL \$ 5.50 (Seal)

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

89 APR 19 AM 8:35

STATE OF ALABAMA
Shelby

COUNTY

Thomas A. Insulation, Jr.
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph E. Sartain and Ann Whetham whose names 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 11th day of April, A. D., 19 89

Joseph E. Sartain (Seal)

Ann Whetham (Seal)

Janet F. Person (Seal)

234 901