

This instrument was prepared by

Send Tax Notice To: John R. Brothers

(Name) Anthony D. Snable, Attorney
(Address) 2700 Highway 280 South, Suite 101
Birmingham, Al 35223

name
5242 Roy Drive
Helena, Al 35080
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Nine Thousand Nine Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jeffery L. Hadaway and wife, Julie C. Hadaway

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

John R. Brothers and Traci S. Brothers

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE:

Subject to:

1. Advalorem taxes for the current tax year, 1990.
2. Easements, restrictions and reservations of record.

\$41,084.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

BOOK 294 PAGE 61

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 31 day of May, 19 90

WITNESS:

(Seal)
(Seal)
(Seal)

Jeffery L. Hadaway (Seal)
Julie C. Hadaway (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery L. Hadaway and wife, Julie C. Hadaway 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 31 day of May A. D., 1990

Anthony D. Snable

Notary Public

EXHIBIT "A"

DESCRIPTION OF PROPERTY

Part of the Northeast 1/4 of the Southwest 1/4, Section 22, Township 20 South, Range 3 West, described as follows: Commence at the Northwest corner of the Northeast 1/4 of Southwest 1/4 of said Section 22 and run South along West line of said 1/4 - 1/4 section a distance of 115.40 feet, thence turn angle of 70 degrees, 00 minutes to the left and run a distance of 19.0 feet to point of beginning; thence continue in same direction a distance of 80.60 feet; thence turn an angle of 3 degrees, 10 minutes to left and run a distance of 166.70 feet; thence turn an angle of 73 degrees, 10 minutes to right and run South parallel with West line of said 1/4 - 1/4 section a distance of 168.00 feet to North margin of road; thence turn an angle of 120 degrees, 30 minutes to right and run along the North margin of said road a distance of 84.9 feet; thence turn an angle of 23 degrees, 42 minutes to left and run along the North margin of said road a distance of 163.25 feet; thence turn an angle of 83 degrees, 12 minutes to right and run North and parallel with West line of said 1/4 - 1/4 section a distance of 181.42 feet to point of beginning. Being situated in Shelby County, Alabama.

BOOK 294 PAGE 62

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

90 JUN -1 PM 1:56

Thomas W. Shumaker, Jr.
JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	
2. Mtg. Tax	\$	
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	2.00
5. N. Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	10.00

John L. Haden
Julia C. Haden