

21,450

SEND TAX NOTICE TO:

(Name) Stephen D. Brawner

(Address) 3648 Tall Timber Drive  
Birmingham AL 35242

This instrument was prepared by

(Name) James R. Moncus, Jr.  
1318 Alford Ave.

(Address) Birmingham, Al. 35226

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 }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) DOLLARS

and other good and valuable consideration

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

Frances W. Cooper

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

Stephen D. Brawner and Kay S. Brawner

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

Shelby

County, Alabama to-wit:

All my right, title and interest in and to the following property:

See attached Exhibit A incorporated herein as legal description.

Subject to: All easements, restrictions and rights of way of record.

This property does not constitute the homestead of the Grantor herein.

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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, 1 have hereunto set my hand(s) and seal(s), this 8 day of March, 1991.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Frances W. Cooper (Seal)  
FRANCES W. COOPER

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

Jefferson COUNTY }

The undersigned

\_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Frances W. Cooper

is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of March, A.D., 19 91

Notary Public.

EXHIBIT A

A parcel of land located in the NW 1/4 of SW 1/4, Section 30, Township 18 South, Range 2 East, Shelby County, Alabama, the point of beginning being the SE corner of the NW 1/4 of SW 1/4, Section 30, Township 18 South, Range 2 East, Shelby County, Alabama; thence run North 0 deg. 28 min. 13 sec. East along the 1/4 1/4 line, 684.45 feet to a fence corner; thence run North 86 deg. 30 min. 21 sec. West along a fence line, 918.08 feet to a point in the center of County Highway No. 55; thence run Southwesterly along said centerline, 288 feet to a point; thence run South 84 deg. 30 min. 37 sec. East, 299.57 feet to an iron pin; thence run South 30 deg. 53 min. 37 sec. West, 190.35 feet to an iron pin; thence run North 88 deg. 06 min. 26 sec. West, 8.15 feet to an iron pin; thence run South 17 deg. 48 min. 05 sec. West, 262.0 feet to an iron pin set on the South boundary of the NW 1/4 of SW 1/4 of said Section; thence run South 88 deg. 06 min. 26 sec. East along said boundary, 912.39 feet to the point of beginning; being situated in Shelby County, Alabama.

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

91 APR -3 AM 9:35

*Thomas H. Shoups, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	21.50
2. Mtg. Tax	5.00
3. Recording Fee	3.00
4. Indexing	1.00
5. No Tax Fee	
6. Certified Fee	
<b>Total</b>	<b>30.50</b>

RECEIVED AT 12:30 PM  
APR 11 1935  
SHELBY COUNTY, ALA.  
REGISTERED

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