

This instrument was prepared by

(Name) Jones & Waldrop

1009 Montgomery Highway

(Address) Birmingham, Al. 35216

#103/91

2416

Send Tax Notice To: Curtis E. Brazier

name 70 No. River Rd.

Shelby, Al. 35143

address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen thousand and no/100 (\$13,000.00) DOLLARS

and other good and valuable consideration

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

Kay S. Rice, an unmarried woman

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

Curtis E. Brazier and Ann D. Brazier

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

Shelby County, Alabama to-wit:

See attached Exhibit A for legal description of property being conveyed and which is incorporated herein for all purposes.

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

Subject to: That certain mortgage executed by William T. Rice and Kay S. Rice to First Federal Savings and Loan Association recorded in Real 97, page 436 and corrected in Real 124, page 709 in the original amount of \$46,139.00 and lastly transferred to Southern Federal Bank for Savings in Real 238, Page 642 in the Probate Office of Shelby County, Alabama, which Grantees agree to assume and pay.

A purchase money mortgage from Grantees to Grantor in the amount of \$3000 which is second and subordinate to the first mortgage recited above and which was executed simultaneously herewith.

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BOOK

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 the same shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantee 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my

hand(s) and seal(s), this

3

day of June, 1991

WITNESS:

(Seal)

(Seal)

(Seal)


KAY S. RICE

(Seal)

(Seal)

(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 Kay S. Rice, an unmarried woman whose name 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 3 day of June, 1991


Notary Public
A.D. 19 91

EXHIBIT A

Begin at the Northeast corner of Lot 26 of LaCoosa Estates, as recorded in map Book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama; thence run Easterly along the South line of North River Drive a distance of 100.0 feet to a point; thence turn an angle of 90 degrees 00 minutes right and run Southerly a distance of 173.00 feet to a point on the North edge of a boat channel; thence turn an angle of 88 degrees 51 minutes right and run Westerly along said North line of said channel a distance of 100.02 feet to a point; thence turn an angle of 91 degrees 09 minutes right and run Northerly a distance of 175.01 feet to the point of beginning. Situated in the Southeast 1/4 of the Northeast 1/4, Section 13, Township 24 North, Range 15 East. Situated in Shelby County, Alabama.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JUN -5 AM 11147
JUDGE OF PROBATE

1. Deed Tax	10.00
2.	5.00
3.	5.00
4.	1.00
5.	
6.	
Total	27.00