

SEND TAX NOTICE TO:

(Name) Billy R. and Sue P. Brantley

(Address) 1402 Adams St.
Palham, Al. 35124

This instrument was prepared by

(Name) A. Brand Walton
3000 SouthTrust Tower
(Address) 420 North 20th Street, Birmingham, AL 35203

Form 1-1-8 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 TWELVE THOUSAND and NO/100 - - DOLLARS

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

EDMUND J. FAHEY and his wife, RITA FAHEY
(herein referred to as grantors) do grant, bargain, sell and convey unto

BILLY R. BRANTLEY and his wife, SUE P. BRANTLEY
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
SHELBY County, Alabama to-wit:

The property which is described on Exhibit "A" which is attached hereto and which is herein incorporated by reference.

\$9,000.00 of the purchase price was paid by a real estate mortgage note which is secured by a purchase money mortgage executed simultaneously herewith.

Inst # 1992-19248

09/08/1992-19248
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

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 15th day of August September, 19 92

WITNESS:

(Seal) Edmund J. Fahey (Seal)
EDMUND J. FAHEY
(Seal) Rita B. Fahey (Seal)
RITA FAHEY
(Seal) _____ (Seal)

C. Caballero, Title

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, A. Brand Walton, a Notary Public in and for said County, in said State, hereby certify that EDMUND J. FAHEY and his wife, RITA FAHEY 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 15th day of August September, A. D., 19 92
A. Brand Walton
Notary Public.

EXHIBIT "A"

Lot 8, Fahey's Subdivision, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 8, Page 52, except a portion thereof which is more particularly described as follows: From the most Westerly corner of said Lot 8, run in a Northeasterly direction along the East right-of-way line of Shelby County Highway #42, and also being the West line of said Lot 8 for a distance of 15.44 feet to an existing iron pin; thence turn an angle to the right and run in an Easterly direction along the North line of said Lot 8 for a distance of 199.18 feet to an existing iron pin; thence turn an angle to the left of 25°37'55" and run in a Northeasterly direction along said North line of Lot 8 for a distance of 87.0 feet; thence turn an angle to the right of 97°41'12" and run in a Southeasterly direction for a distance of 39.21 feet; thence turn an angle to the right of 97°58'55" and run in a Southwesterly direction along the South line of said Lot 8 for a distance of 88.65 feet to an existing iron pin; thence turn an angle to the right of 09°57'48" and run in a Southwesterly direction for a distance of 206.05 feet, more or less, to the point of beginning.

Part of Lot 9, Fahey's Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 8, Page 52, being more particularly described as follows: Beginning at the most Easterly corner of said Lot 9, run in a Northwesterly direction along the Northeast line of said Lot 9 for a distance of 67.11 feet to an existing iron pin corner; thence turn an angle to the left of 86°54'19" and run in a Southwesterly direction along the Northerly line of said Lot 9 for a distance of 15.11 feet; thence turn an angle to the left of 97°58'55" and run in a Southeasterly direction for a distance of 68.67 feet to an existing iron pin; thence turn an angle to the left of 88°12'07" and run in a Northeasterly direction for a distance of 9.25 feet, more or less, to the point of beginning.

Subject to: (1) Taxes for the year beginning October 1, 1991, a lien but not yet due and payable; (2) Restrictions, covenants and conditions as set out in instrument(s) recorded in Misc. Book 43 Page 576 and Map Book 8 Page 52 in the Probate Office; (3) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 313 Page 422 in the Probate Office; (4) Rights of riparian owners in and to the use of Lay Lake; and (5) Rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 242 Page 369 in the Probate Office.

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