

SEND TAX NOTICE TO:

(Name) John Bryant

(Address) 368 U.S. 280 East
Harpersville, AL 35078

This instrument was prepared by

(Name) Thomas W. Crawford

(Address) 2305 Chester Road, Birmingham, Alabama

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Thousand Dollars and execution of purchase money mortgage for
Twelve Thousand Five Hundred Dollars

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

James Darden, a married man and Thomas W. Crawford, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

John William Bryant and wife, Jeanette T. Bryant

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

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements and restrictions of record.

The above property is no part of the homestead of grantors.

Inst # 1994-11317

04/07/1994-11317
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

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 4
day of April, 19 94

WITNESS:

(Seal) Thomas W. Crawford (Seal)

(Seal) James Darden (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Thomas W. Crawford and James Darden
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 have executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 4th day of April, A. D., 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Dec. 29, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Julia E. [Signature]
Notary Public.

Inst # 1994-11317

the Title Group
1400 4th Ave N.
Birmingham, AL 35203

EXHIBIT A

Commence at the Southeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 19 South, Range 2 East and run South 88 degrees West along said forty acre line a distance of 417.11 feet to the Southwesterly right-of-way line of Alabama Highway 91 (also known as the Florida Short Route); thence North 55 degrees 56 minutes West along said right-of-way line a distance of 1633.36 feet; thence South 34 degrees 08 minutes West a distance of 7.29 feet to the point of beginning of the lot herein conveyed; thence South 34 degrees 08 minutes West a distance of 150 feet to an iron pin; thence South 3 degrees 30 minutes East a distance of 26.36 feet to an iron pin; thence North 47 degrees 13 minutes East a distance of 150 feet to an iron bolt on the Southwesterly right-of-way line of Chancellor Ferry Road; thence North 30 degrees 08 minutes West along the Southwest margin of said Chancellor Ferry Road a distance of 55.03 feet to the point of beginning. Situated in Shelby County, Alabama.

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