

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One and NO/100 Dollars and other good and valuable consideration to the undersigned, **Redick W. Brown** and wife, **Ora H. Brown** herein referred to as Grantors, in hand paid by **Wesley G. Middleton** and wife, **Shelia Middleton** herein referred to as Grantees, the receipt of which is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, Township 20 South, Range 2 East; Thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 321.53 feet; Thence 59°20'36" left and run 147.26 feet to the point of beginning; Thence continue along the last described course for 333.24 feet; Thence 90°01'37" right run 641.39 feet to the Northerly R/W of Alabama State Highway 25; Thence turn 85°42'50" right and run along said R/W 333.86 feet; Thence turn 94°15'34" right and run 666.19 feet to the point of beginning. Containing 5.0 acres more or less. Mineral and mining right were excepted on that deed recorded in Real Book 92 at Page 770 in the Office of the Judge of Probate of Shelby County, Alabama.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and for their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs executors and administrators shall warrant and defend the same to said Grantees, their heirs and assigns forever against the lawful claims of all persons except and herein stated.

04/26/1994-13610
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SHELBY COUNTY JUDGE OF PROBATE
002 HJS 11.50

Inst # 1994-13610

\$500.00

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the Grantor has hereunto set her and seal this the 14th day of April, 1994.

Redick W. Brown
Redick W. Brown

Ora H. Brown
Ora H. Brown

STATE OF ALABAMA)

TALLADEGA COUNT)

I, the undersigned authority, in and for said County, in said State, hereby certify that Redick W. Brown and wife, Ora H. Brown whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this the 14th day of April, 1994.

Bonnie S. Ponstein
NOTARY PUBLIC
My Commission Expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: April 4, 1995.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Please send tax notice to:

✓ Wesley G. and Shelia Middleton
54 Lamplight Cr.
P. O. Box 303
Harpersville, Alabama 35078

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