

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Danny Harrell & Wayne Hall
3509 Highway 31 South
(Address) Pelham, AL. 35124

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.
Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

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 EIGHTEEN THOUSAND AND NO/100 (\$18,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Frankie G. Bramlett, a married man;
Jerry Bramlett, an unmarried man; and
Jean B. Baldwin, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

DANNY HARRELL and WAYNE HALL

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

SHELBY County, Alabama to-wit:

Commence on the East side of the right-of-way of the Birmingham-Montgomery Highway at the Northwest corner of the J. W. Benton's lot and run in an Easterly direction along the North line of said Benton's lot a distance of 280 feet to the point of beginning; thence run in an Easterly direction and perpendicular to said Highway line 116 feet; thence in a Northerly direction and parallel with said Highway line 210 feet; thence in a Westerly direction and perpendicular to said Highway line 116 feet; thence in a Southerly direction and parallel to said Highway line 210 feet to the point of beginning; being situated in the South 1/2 of the NW 1/4 of Section 25, Township 20, Range 3 West, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This property is vacant property and is not the homestead of grantors or their spouses as defined by the Code of Alabama. **Inst # 1994-22255**

07/15/1994-22255
01:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 27.50

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 11th

day of July, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

Frankie G. Bramlett (Seal)
Frankie G. Bramlett
Jerry Bramlett (Seal)
Jerry Bramlett
Jean B. Baldwin (Seal)
Jean B. Bramlett

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frankie G. Bramlett, a married man; Jerry Bramlett, an unmarried man and Jean B. Baldwin, a married woman 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 11th day of July, A. D., 19 94

My Commission Expires: 3/5/95 COURTNEY H. MASON, JR.
NOTARY PUBLIC COMMISSION EXPIRES
3-5-95

Notary Public.

Inst # 1994-22255