

**THIS INSTRUMENT PREPARED BY:**  
James J. Odom, Jr.  
P.O. Box 11244  
Birmingham, AL 35202-1244

**SEND TAX NOTICE TO:**  
Wayne Brantley  
10910 Chilton Rd. 73  
Montevallo, AL 35115

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT** in consideration of Sixty-eight Thousand Five Hundred and No/100 Dollars (\$68,500.00) and other good and valuable consideration, to the undersigned grantor, Joe J. Joseph, a married man, Ann S. Joseph, an unmarried woman, and Leo E. Joseph, an unmarried man, in hand paid by Wayne Brantley, the receipt whereof is hereby acknowledged, the said Joe J. Joseph, a married man, Ann S. Joseph, an unmarried woman, and Leo E. Joseph, an unmarried man (referred to herein as "Grantor"), do by these presents, grant, bargain, sell and convey unto the said Wayne Brantley (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 9 and 10, in Block 1, according to the Survey of Pelham Estates, as recorded in Map Book 3, Page 57; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Current taxes; (2) Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 174, Page 321, and Deed 138, Page 526, in Probate Office.

\$58,480.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

**THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE GRANTORS HEREIN.**

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

02/01/1995-02779  
09:19 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 22.50

Inst # 1995-02779

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 26th day of January, 1995.

WITNESSES:

*[Handwritten signature]*  
\_\_\_\_\_  
*[Handwritten signature]*  
\_\_\_\_\_  
*[Handwritten signature]*  
\_\_\_\_\_

*[Handwritten signature]*  
\_\_\_\_\_  
Joe J. Joseph  
*[Handwritten signature]*  
\_\_\_\_\_  
Ann S. Joseph  
*[Handwritten signature]*  
\_\_\_\_\_  
Lee E. Joseph

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe J. Joseph, a married man, Ann S. Joseph, an unmarried woman, and Leo E. Joseph, an unmarried man, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26th day of January, 1995.

*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 25 May 95

Inst # 1995-02779

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