

Send Tax Notice To:

Mr. & Mrs. Billy Wayne Bramlett
3432 Indian Lake Drive
Helena, AL 35080

This instrument was prepared by

Bruce M. Green, Attorney
230 Bearden Road
Pelham, AL 35124

06/09/1995-15075
09:08 AM CERTIFIED
SHELBY COUNTY JUDICIAL DEPARTMENT
002 SNA 11.50

Warranty Deed, Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and No/100th (\$10.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. W. Bramlett and wife, Lola Bramlett (herein referred to as grantors) do grant, bargain, sell and convey unto B. W. Bramlett, a married man and James H. Bramlett, a married man (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

From the Northwest corner of Section 22, Township 20, Range 3 West, run South along the West boundary line of said Section 22 for a distance of 440.52 feet; thence turn an angle of 80 degrees and 55 minutes to the left and run for a distance of 155 feet to the point of beginning, which point is on the South edge of the old Tuscaloosa Road; thence turn an angle of 80 degrees and 55 minutes to the right and parallel to the West boundary of said Section 22, Township 20, Range 3 West, and run for a distance of 182.73 feet to the Southwest corner of the lot herein described and conveyed; thence turn an angle of 80 degrees and 55 minutes to the left and run for a distance of 193.75 feet, more or less, to the West right of way line of the Hillsboro Helena Road; thence in a Northerly direction along the West right of way line of said Hillsboro Helena Road a distance of 260 feet, more or less, to a point on the South edge of the old Tuscaloosa Road; thence in a Westerly direction along the South edge of the old Tuscaloosa Road for a distance of 305 feet, more or less, to the point of beginning. This tract of land being in the Northwest Quarter of the Northwest Quarter of Section 22, Township 20, Range 3 West, and containing 1.5 acres, more or less, and situated in Shelby County, Alabama.

Less and except:

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Northwest corner of said Section, Township and Range, thence in a Southerly direction, along the West line of said Section, a distance of 440.52 feet, thence 80 degrees 55 minutes left, in a Southeasterly direction, a distance of 155.0 feet to the Point of Beginning, said point being on the south Right-of-Way line of Old Tuscaloosa Road, thence 17 degrees 13 minutes left, in a Northerly direction, along said

Right-of-Way line of said road, a distance of 75.76 feet, thence 98 degrees 08 minutes right, in a Southerly direction, a distance of 100.0 feet, thence 81 degrees 52 minutes right, in a Southwesterly direction, a distance of 75.76 feet, thence 98 degrees 08 minutes right, in a Northerly direction, a distance of 100.0 feet to the Point of Beginning.

Reserving and accepting therefrom, to Grantors, jointly and separately, the right to occupy said property from the remainder of their natural life or lives.

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 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 hands and seals this 5th day of June, 1995.

WITNESS:

Brenda M. Cooke

Brenda M. Cooke

J. W. Bramlett
J. W. BRAMLETT
Lola Bramlett
LOLA BRAMLETT

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that J. W. Bramlett and wife, Lola Bramlett 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 ~~at~~ ^{under} my hand and official seal this 5th day of June, 1995.

Brenda M. Cooke
Notary Public

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