

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) Mr. John S. Braswell

(Address) 524 Olde Town Lane
Alabaster 35007

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/83

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 SEVENTY TWO THOUSAND FIVE HUNDRED AND NO/00-----(\$72,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LEE GOBER and wife, Stephanie Gober

(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN S. BRASWELL and wife, KATHY D. BRASWELL,

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

Shelby

County, Alabama to-wit:

Improvements only situated on following described property:

Lots 4 and 5, according to the unrecorded map of Paradise Point Marina, Lease Lots, being more particularly described as follows:
Commence at the NE corner of the SE 1/4 of SW 1/4 of Section 36, Township 21 South, Range 1 East, Shelby County, Alabama, and run South along the East line of said 1/4-1/4 a distance of 375 feet to a point; thence turn right and run West 175 feet to the NE corner of Lot 5, and the point of beginning of the property herein described; thence continue West 153 feet, more or less, to the NW corner of Lot 4; thence run South along the West line of Lot 4, a distance of 185 feet, more or less, to a point on the 397 contour line of Lay Lake Reservoir; thence run in a Southeasterly direction a distance of 160 feet, more or less, along said 397 contour to the SE corner of Lot 5; thence run in a Northerly direction along the Easterly line of Lot 5, a distance of 225 feet, more or less, to the point of beginning.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

12/08/1995-35285
11:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NC3 \$1.00

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 grantee 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, I have hereunto set my hand(s) and seal(s), this 7th day of December, 19 95.

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lee Gober and Stephanie Gober

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 official seal this 7th day of December, A. D., 19 95

My Commission Expires: 10/16/96

Notary Public.

Inst # 1995-35285