

SEND TAX NOTICE TO:

(Name) CLIFFORD E. BRANE  
2231 RICHMOND LANE  
(Address) PELHAM, AL 35124

This instrument was prepared by

(Name) ANNE R. STRICKLAND  
5330 STADIUM TRACE PARKWAY, SUITE 250  
(Address) BIRMINGHAM, AL 35244

Form 1-1-5 Rev. 5/92  
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 ONE HUNDRED THIRTEEN THOUSAND AND NO/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**STEPHAN F. BERNHARD AND PATRICIA S. BERNHARD, HUSBAND AND WIFE**

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

**CLIFFORD E. BRANE AND JULIE P. BRANE**

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

SHELBY County, Alabama to-wit:

LOT 50, ACCORDING TO CHANDA TERRACE, 2ND SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, COVENANTS OF RECORD; TAXES FOR 1996 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.

\$90,400.00 OF THE PURCHASE PRICE RECITED HEREIN WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN RECORDED SIMULTANEOUSLY HERewith.

Inst # 1996-07369

03/06/1996-07369  
11:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 31.50

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 1ST

day of MARCH, 19 96

WITNESS:

Stephan F Bernhard (Seal)  
STEPHAN F. BERNHARD

Pat S Bernhard (Seal)  
PATRICIA S. BERNHARD

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

I, ANNE R. STRICKLAND, a Notary Public in and for said County, in said State, hereby certify that STEPHAN F. BERNHARD & PATRICIA S. BERNHARD 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 1ST day of MARCH, A.D. 19 96

MY COMMISSION EXPIRES: 5/11/97

Anne R Strickland  
Notary Public

Inst # 1996-07369