

This Instrument was prepared by :

\*THIS DEED PREPARED WITHOUT BENEFIT OF TITLE INFORMATION\*

(Name) Rodger D. Bass

(Address) P.O. Box 430 Pelham, Alabama 35124

Send Tax Notice to

Thomas P. Brantley

333 Hwy 270

Maylene, Alabama 35114

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

**\$500.00 (Five Hundred and no/100 Dollars)**

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

**Jack E. Brantley and Shirley W. Brantley, husband and wife**

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

**Thomas P. Brantley and Kathy L. Brantley, husband and wife**

(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at a 3" T.C.I., Capped Corner marking the southwest corner of the NW 1/4 of the NE1/4 of Section 17, Township 21 south, Range 3 west, Shelby County, Alabama, and run thence easterly along the south line of said quarter-quarter section a distance of 337.36' to a point; Thence turn 81 degrees 19 minutes 55 seconds left and run north-northwesterly 303.63' to a steel rebar pin and the point of beginning of the property being described; thence continue along last described course 205.56' to a steel rebar pin on the south margin of a Public (dirt) Road; Thence turn 93 degrees 32 minutes 09 seconds right and run easterly along said margin of said Road 170.37' to a steel rebar pin; Thence turn 69 degrees 29 minutes 24 seconds right and run southeasterly 205.36' to a steel rebar pin; Thence turn 68 degrees 53 minutes 51 seconds right and run southwesterly 88.38' to a steel rebar pin; Thence turn 57 degrees 16 minutes 37 seconds right and run west-northwesterly 169.88' to the point of beginning, containing 1.06 acres and subject to any and all agreements, easements, rights of ways, restrictions and/or limitations of probated record, regulation and/or applicable law.

TO HAVE AND TO HOLD to 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 hereto set our hand(s) and seal(s) this 22<sup>nd</sup> day of May, 1996.

WITNESS:

Rodger D. Bass (Seal) Jack E. Brantley (Seal)  
\_\_\_\_\_  
(Seal) Shirley W. Brantley (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Jack E. Brantley and Shirley W. Brantley, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of May, 1996

Inst # 1996-25762

NOTARY PUBLIC

My Comm. Expires

Aug 4, 1999

08/09/1996-25762  
09:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 300 9.00

1996-25762