

This instrument was prepared by
Claude M. Moncus
(Name) Corley, Moncus & Ward, P.C.
(Address) 400 Shades Creek Pkwy., Ste 100
Birmingham, Alabama 35209

Send Tax Notice To: David W. Brantley
name P. O. Box 190
Metes & Bounds
address
Sterrett, Alabama 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTEEN THOUSAND EIGHT HUNDRED SEVENTY FIVE AND NO/100-----
DOLLARS (\$16,875.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dan Hubbard, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto David W. Brantley and wife, Monica A. Brantley

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:
See Exhibit "A" attached hereto and made a part hereof.

Subject to easements and restrictions of record and subject to ad valorem taxes due October 1, 1997.

This property is not the homestead of the Grantor or Grantor's spouse.

Inst # 1997-04070
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\$ -0-0- of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.
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, I have hereunto set my hand(s) and seal(s), this 4th day of February, 19 97.

_____(Seal) Dan Hubbard _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA
Jefferson COUNTY General Acknowledgment

I, ~~Notary Public~~ Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that Dan Hubbard, a married man whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 4th day of February A.D., 1997
Claude M. Moncus Notary Public
My Commission Expires: 12/28/99

EXHIBIT "A"

The South 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Begin at a 1/2" rebar found at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama; Thence go East along the South line of said 1/4-1/4 section 331.28 feet to a 5/8" rebar set; Thence a right interior angle of 90°16'22" and go North 667.78 feet to a 5/8" rebar set; Thence a right interior angle of 89°44'55" and go West 332.00 feet to a 1/2" rebar found (PLS # 16681) on the West line of said 1/4-1/4 section; Thence a right interior angle of 90°12'44" and go South along said line 667.91 feet to the Point of Beginning, containing 5.1 acres or 221,394 square feet of land, more or less, having a closing interior angle of 89°45'59".

SUBJECT to an easement, 50 feet wide, for the Plantation Gas Company's Pipeline.

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02/07/1997-04070
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SHELBY COUNTY JUDGE OF PROBATE
002 NCJ 29.00