

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE

SEND TAX NOTICE TO:

(Name) Lee Bryant

(Address) 3309 Mountain Side Road

Birmingham, Al. 35243

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 11-3 Rev. 5/81
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYER'S TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Thousand and no/100 DOLLARS

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

Marie Adams Bryant, a single woman

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

Lee Bryant and Kathy Bryant

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

Shelby County, Alabama to wit:

A parcel of land located in the NW 1/4 of NE 1/4 of Section 13, Township 24 North, Range 15 East, more particularly described as follows: Commence at the southeast corner of said 1/4-1/4 Section; thence in a westerly direction along the south line of said 1/4-1/4 section a distance of 40.0 feet to the point of beginning; thence 90 degrees 47 minutes right in a northerly direction a distance of 100.55 feet; thence 90 degrees left in a westerly direction a distance of 290.46 feet; thence 89 degrees 53 minutes left in a southerly direction a distance of 104.52 feet to a point in the southerly line of said 1/4-1/4 section; thence 90 degrees 54 minutes left in an easterly direction a distance of 290.67 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

03/03/1998-07251
11:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
801 9th 38.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 3

day of March, 1998

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

the undersigned authority

I, a Notary Public in and for said County, in said State,

hereby certify that Marie Adams Bryant

whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

3

day of

March

A. D. 1998

Martha J. Wilder

Notary Public