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BY GRANTOR. 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) William Earl Gann

(Address) 1276 Hwy 50
Dandridge AL 35116

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

500.00

That in consideration of two hundred DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Buford Brasher and wife, Jewell Brasher

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

William Earl Gann and wife, Helen Juanita Gann

(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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN
BY REFERENCE.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights
of way, and permits of record.

Inst # 1999-20986

05/19/1999-20986
08:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50

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 18 day of May, 1999.

WITNESS:

Gregory Earl Gann (Seal)

Buford Brasher (Seal)
Buford Brasher

(Seal)

Jewell Brasher (Seal)
Jewell Brasher

(Seal)

STATE OF ALABAMA
SHELBY

COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Buford Brasher and wife, Jewell Brasher 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 day of May, A. D., 1999.

Dean Brasher
Notary Public.
MY COMMISSION EXPIRES AUGUST 1, 1999

PARCEL C

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO BUFORD AND JEWELL BRASHER, RECORDED IN DEED BOOK 238, AT PAGE 775, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE N 89°08'32" W, ALONG THE SOUTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 315.21 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", AT THE POINT OF BEGINNING;

THENCE N 89°08'32" W, ALONG THE SOUTH LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 117.20 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON THE SOUTHEAST RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 50;

THENCE ALONG A CURVE, TO THE LEFT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 484.83 FEET AND A CHORD BEARING OF N 54°41'16" E, AND ARC LENGTH OF 92.30 FEET TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165";

THENCE S 88°51'01" E, A DISTANCE OF 42.52 FEET, TO A 1/2" REBAR SET, WITH A CAP STAMPED "S. WHEELER RPLS 16165", ON WEST LINE OF THE MCKINNEY LOT;

THENCE S 00°32'56" W, A DISTANCE OF 54.17 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 0.096 ACRES OF LAND.

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