

SEND TAX NOTICE TO:

(Name) Wayne Brantley

(Address) 12916 Co. Rd 73
Monteclara, AL 35115

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

Form 1-1-5 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.**

That in consideration of One Hundred Twenty Two Thousand and no/100-----DOLLARS

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

Patrick H. Murphy and wife, Stephanie R. Murphy

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

Wayne Brantley and Peggy 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:

Lot 5, according to the Map and survey of Murphy's Fish Camp, located in the E 1/2 of the SE 1/4 of Section 24, Range 15 East, Shelby County, Alabama, said map being recorded in Map Book 3, Page 72 in said Probate Office.

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

\$97,600.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

Inst # 1999-21111

05/19/1999-21111
01:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 RMS 33.00

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 HEREOF, we have hereunto set OUR hand(s) and seal(s), this 17th day of May, 1999

WITNESS:

(Seal)

Patrick H. Murphy

(Seal)

(Seal)

Stephanie R. Murphy

(Seal)

(Seal)

Stephanie R. Murphy

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patrick H. Murphy and Stephanie R. Murphy 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 17th day of May, A.D., 19 99

My Commission Expires: 10/16/2000

Notary Public