

Prepared By: Kenneth W. Battles, Sr.
Attorney at Law
P. O. Box 352
Pinson, Alabama 35126

Send Tax Notice To:
Jackie D. and Vicky D. Reeves

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

THIS DEED, made and entered into this the 28TH day of JUNE, 1999, by and between, **FOREST L. BROWN** and wife, **JUANITA BROWN**, herein called "GRANTORS", and **JACKIE D. REEVES** and wife, **VICKY D. REEVES**, herein called "GRANTEES":

WITNESSETH:

07/20/1999-30338
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00

00/100***** THAT FOR AND IN CONSIDERATION of the sum of SIX THOUSAND DOLLARS AND Dollars (\$ 6200.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **FOREST L. BROWN** and wife, **JUANITA BROWN**, as Grantors, have this day bargained and sold and by these presents do hereby grant, transfer and convey unto Grantees, as joint tenants with right of survivorship, a certain tract or parcel of land situated in **SHELBY** County, Alabama, and being more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR THE LEGAL DESCRIPTION INCORPORATED HEREIN

Parcel ID No. 04-6-24-0-000-019.002

\$ 6200.00 of the purchase price is being paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

SUBJECT TO TAXES FOR 1999 AND SUBSEQUENT YEARS.
SUBJECT TO EASEMENTS, EXCEPTIONS, RESERVATIONS, ENCUMBRANCES, LIENS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD OR VISIBLE ON SAID PROPERTY.

TO HAVE AND TO HOLD unto Grantees for and during their joint lives and upon the death of any or either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivors forever, together with every contingent remainder and right of reversion.

Grantors covenant with Grantees, that they are lawfully seized and possessed of said property; that they have a good and lawful right to sell and convey the same as herein conveyed; that said property is free, clear and unencumbered, except as herein set forth, and that they will forever warrant and defend the title to said property against the good and lawful claims and demands of all persons whomsoever.

This conveyance is expressly made subject to any and all restrictions, reservations, covenants and conditions contained in former deeds and other instruments of record as may now be binding on said property, and to any easements apparent from an inspection of said property

IN WITNESS WHEREOF, the said **FOREST L. BROWN** and wife, **JUANITA BROWN**, as Grantors, have hereto set their signatures and seals this the 28TH day of JUNE, 1999.

Forest L. Brown
FOREST L. BROWN, Grantor

Juanita Brown
JUANITA BROWN, Grantor

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned Notary Public, hereby certify that **FOREST L. BROWN** and wife, **JUANITA BROWN**, as Grantors, 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 foregoing conveyance, they executed the same voluntarily.

Given under my hand and seal this the 28TH day of JUNE, 1999.

Debra Kay Chaw
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES AUGUST 15, 1999

THIS DEED WAS PREPARED FROM INFORMATION SUPPLIED BY THE GRANTOR AND THE PREPARER MAKES NO WARRANTIES OR GUARANTIES OF TITLE OR LEGAL DESCRIPTION

Inst # 1999-30338

Warranty Deed With Right of Survivorship
Forest L. Brown and Juanita Brown-Grantors
Jackie D. Reeves and Vicky D. Reeves-Grantees

EXHIBIT A

Commence at the Southwest corner of the Northwest quarter of the Northwest Quarter of Section 24, Township 18 South, Range 1 East, Shelby County, Alabama and run thence Easterly along the said South line of said quarter-quarter a distance of 263.98' to the point of beginning of the property being described, thence continue along last described course a distance of 396.02' to a point, thence turn a deflection angle of 90 degrees 32' 58" to the left and run Northerly a distance of 330.0' to a point, thence turn a deflection angle of 89 degrees 27' 02" left and run Westerly a distance of 396.02' to a point, thence turn a deflection angle of 90 degrees 32' 58" left and run Southerly a distance of 330.0' to the point of beginning, containing 3.0 acres and subject to all agreements, easements and/or restrictions of Probated record or applicable law. There is attendant to this property a 15.0 wide easement for ingress, egress and the installation of any required utilities line described as follows:

Commence at the Southwest corner of the Northwest 1/4 Section 24, T.S. 18S, R1E, Shelby County, Alabama and run thence Easterly along the South line of said 1/4-1/4 Section 660.0' to a point, thence angle left 90 degrees 32' 58" a distance of 330.0' to P.O.B of easement being described, thence turn 90 degrees 32' 58" right and run 648.0' to point on margin of dirt road, thence 90 degrees 00" left run along road margin 15.0' to point, thence 90 degrees 00' left run West, 828.0' to a point, thence 90 degrees 00' left run 15.0' to point, thence 90 degrees 00' left run East 180.0' to point of beginning and the end of easement.

Inst # 1999-30338

07/20/1999-30338
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

002 HHS

12.00