

SEND TAX NOTICE TO:  
Jeffery W. Brumfield  
(Name) Lori R. Brumfield  
8238 Highway 13  
(Address) Helena, AL 35080

This instrument was prepared by

(Name) Holliman, Shockley & Kelly  
2491 Pelham Parkway  
(Address) Pelham, AL 35124

Form 1-1-90 Rev. 10-92  
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Forty Two Thousand Six Hundred Fifty and no/100--- DOLLARS

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

Charles W. Gillespie d/b/a Gillespie Construction Company

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

Jeffery W. Brumfield and Lori R. Brumfield

(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 as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$122,290.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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12/08/1999-49657  
12:12 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE CJ1 31.50

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, I/VS have hereunto set MY/OUR hand(s) and seal(s), this 24th day of November, 19 99.

WITNESS:

(Seal) Charles W. Gillespie d/b/a Gillespie Construction Company (Seal)  
(Seal) \_\_\_\_\_ (Seal)  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles W. Gillespie d/b/a Gillespie Construction Company whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of November, A.D. 19 99  
[Signature] Notary Public

Exhibit "A"

Commence at the SE corner of the SE ¼ of the SW ¼ of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run North 89°57'33" West a distance of 417.42 feet to a point, thence North 02°10'27" East a distance of 320.00 feet to the point of beginning, thence North 26°30'32" West a distance of 245.19 feet to a point on the South right of way line of County Road No. 13, thence North 49°54'26" East along said right of way of said road a distance of 194.07 feet to a point, thence North 89°58'00" East a distance of 138.47 feet to a point, thence South 02°10'22" West a distance of 344.87 feet to a point, thence North 89°57'08" West a distance of 164.42 feet to the point of beginning.

Situated in Shelby County, Alabama in the SE ¼ of the SW ¼ of Section 24, Township 20 South, Range 4 West.

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