

SEND TAX NOTICE TO:  
(Name) Jeanette and Charlie Brannon  
(Address) Post Office Box 7312  
Laguna Beach, Florida 32413

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 987  
COLUMBIANA, ALABAMA 36051

Inst # 1999-50041

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

12/10/1999-50041  
03:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 21.00

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TEN THOUSAND & NO/100 (\$10,000.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I GLADYS F. LINCOLN, widow of HOMER M. LINCOLN (herein referred to as grantor or grantors) do grant, bargain, sell and convey unto JEANETTE BRANNON and husband, CHARLIE BRANNON (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the E ½ of the SE ¼ of Section 2, Township 24 North, Range 15 East, also being a part of Lot 9 of MURPHY'S FISHING CAMP SUBDIVISION as recorded in Map Book 3, Page 72 also being known as Tract 4, according to Lincoln's Survey of Lots 7, 8, 9, 10 and 11, Murphy's Fish Camp as recorded in Map Book 24, Page 84 in Probate Office of Shelby County, Alabama, described as follows:

- Commence at the SE corner of Section 2 and go North 07 degrees 44 minutes 38 seconds East along the East boundary of said Section 2 for 689.64 feet; thence North 45 degrees 15 minutes 31 seconds West for 422.47 feet; thence North 45 degrees 18 minutes 53 seconds West for 187.02 feet; thence North 38 degrees 04 minutes 26 seconds East for 74.51 feet to the Point of Beginning; thence North 75 degrees 58 minutes 16 seconds West for 246.46 feet; thence South 03 degrees 03 minutes 04 seconds East for 128.96 feet to the Northerly boundary of L&M Trace; thence North 80 degrees 00 minutes 57 seconds East along said Northerly Boundary for 112.11 feet to the beginning of a curve to the left, said curve having a central angle of 24 degrees 19 minutes 45 seconds and a radius of 312.12 feet; thence Northeasterly along said curve for 132.53 feet to the Point of Beginning. According to the survey of James A. Riggins, dated August 13, 1998.

**SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS:**

1. Taxes for 2000 and subsequent years. 2000 ad valorem taxes are a lien but not due and payable until October 1, 2000.
2. Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Permits to Alabama Power Company recorded in Deed Book 133, Page 251; Deed Book 143, Page 451 and Deed Book 148, Page 550 in Probate Office.
4. Easement to Alabama Power Company recorded in Deed Book 206, Page 207.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
6. Power pole as shown on survey of James A. Riggins, dated August 13, 1998.

Grantor affirmatively states that her husband, Homer M. Lincoln, died on the 14th day of May, 1998.

**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, or each of us, have hereunto set my or our hands and seals, this 10<sup>th</sup> day of December, 1999.

Gladys F. Lincoln (SEAL)  
Gladys F. Lincoln

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gladys F. Lincoln, widow of Homer M. Lincoln, 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 10<sup>th</sup> day of December, 1999.

Conrad M. Fowler (SEAL)  
Notary Public

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