

THIS DEED IS PREPARED WITHOUT BENEFIT OF TITLE

INSTRUMENT PREPARED BY:

Betty J. Shinn
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICE TO:

✓ Jan Broadhead
5638 Roy Drive
Helena, AL 35080

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of one (1) Dollar and other good and valuable consideration to the undersigned Grantor(s), Jan Broadhead, Reagan Broadhead and Philicia Broadhead, in hand paid by the Grantee(s) herein, Jan Broadhead and Elsie Marie Wade, the receipt of which is hereby acknowledged, the said grantor(s) Jan Broadhead, Reagan Broadhead and Philicia Broadhead does by these presents, grants, bargain, sell and convey unto Jan Broadhead and Elsie Marie Wade (herein referred to as Grantees) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

The land referred to in this policy is described as follows:

See attached sheet for legal description

Subject to taxes for the year 1998 and subsequent years, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, who are authorized to execute this conveyance has hereto set their signature and seal, this the 18th day of November, 1999

By

Jan Broadhead
Jan Broadhead

Reagan Broadhead
Reagan Broadhead

Philicia Broadhead
Philicia Broadhead

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Jan Broadhead, Reagan Broadhead and Philicia Broadhead whose name(s) 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, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of November, 1999.

Loren S. Scholt
Notary Public

Commission Expires: 3-3-2003

01/12/2000-01305
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 1996 11.30

Inst # 2000-01305

Inst # 2000-01305

01/12/2000-01305

09:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MS 11.30

LEGAL DESCRIPTION

Begin at the Southwest corner of Southeast 1/4 of Southwest 1/4 of Section 22, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama; thence East along South boundary of said Section 22, 678.42 feet, said point being in an old lane; thence turning an angle of 91 degrees and 31 minutes to the left in Northerly direction 1,860.71 feet to the point of beginning of a tract of land herein described; thence turning an angle of 96 degrees and 49 minutes to the left in Westerly direction 1,140.86 feet to center line of a branch; thence turning an angle of 100 degrees and 12 minutes to the right in Northeasterly direction along center line of said branch 89.37 feet; thence turning an angle of 7 degrees and 33 minutes right in Northeasterly direction along center line of said branch 115.15 feet; thence turning an angle of 71 degrees and 26 minutes to the right in Easterly direction 644.89 feet; thence turning an angle of 97 degrees and 41 minutes to the right in Southerly direction 105.28 feet; thence turning an angle of 97 degrees 19 minutes and 30 seconds to the left in Easterly direction 470.65 feet; thence turning an angle of 97 degrees and 16 minutes and 30 seconds to the right in Southerly direction 107.00 feet to the point of beginning.