

Value \$100,000.00

SEND TAX NOTICE TO:  
Glen L. Brawley and Eugenia M. Brawley  
2711 Saddle Creek Trail  
Birmingham, Alabama 35242

STATE OF ALABAMA )  
SHELBY COUNTY )

Inst. # 2000-02126

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Glen L. Brawley and Eugenia M. Brawley, husband and wife (hereinafter referred to as the "Grantors") own the real property more particularly described in Exhibit "A" attached hereto in fee simple as joint tenants with right of survivorship; and

WHEREAS, the Grantors now desire through this conveyance to sever the joint tenancy with right of survivorship held by the Grantors in and to the real property described herein and to vest an undivided one-half (1/2) interest in and to said real property in each of Glen L. Brawley and Eugenia M. Brawley, as tenants in common.

NOW, THEREFORE, in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto Glen L. Brawley and Eugenia M. Brawley, as tenants in common, (herein referred to as the "Grantees") an undivided one-half (1/2) interest each in and to the real estate, situated in Shelby County, Alabama, more particularly described in Exhibit "A" attached hereto, and subject to easements, rights of way and restrictions of record.



TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

The Grantors hereby covenant and agree with Grantees, their heirs, executors, administrators and assigns, that the Grantors, their heirs, executors, administrators and assigns, will warrant and defend the above described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

The parties intend by the execution of this conveyance to sever the joint tenancy with right of survivorship which exists with respect to the above-described real property, and to vest an undivided one-half (1/2) interest in and to said real property in each of the Grantees, Glen L. Brawley and Eugenia M. Brawley, as tenants in common.

The parties hereto warrant that the above described property constitutes the homestead of the Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17 day of December, 1998. 1999


  
Glen L. Brawley  
  
Eugenia M. Brawley

01/20/2000-02126  
09:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 C31 363.50

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Glen L. Brawley and Eugenia M. Brawley, his wife**, whose names are signed to the foregoing Warranty Deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the Warranty Deed, they executed the same voluntarily on the day the same bears date.

Given under my hand this 17<sup>th</sup> day of December, 1998. 

  
\_\_\_\_\_  
Notary Public  
My Commission Expires JANUARY 12, 2002

THIS INSTRUMENT PREPARED BY:

Anne W. Mitchell, Esq.  
Berkowitz, Lefkovits, Isom & Kushner  
1100 Financial Center  
Birmingham, Alabama 35203

**EXHIBIT "A"**

A parcel of land situated in the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 22, Township 18 South, Range 1 West, Huntsville, Meridian, being more particularly described as follows:

Commence at the NW corner of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 22, Township 18 South, Range 1 West; thence North 87 deg. 27 min. 45 sec. East, along and with the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section, 680.00 feet to an iron pin set; thence South 1 deg. 59 min. 30 sec. East, parallel to West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section, 689.00 feet to an iron pin set; thence South 87 deg. 24 min. 53 sec. West, 250.00 feet to an iron pin set; said point being the beginning of a curve to the left, said curve having a central angle of 12 deg. 00 min. 00 sec. a radius of 400.00 feet, an arc length of 83.77 feet and a chord of 83.62 feet as measured along a bearing of South 81 deg. 24 min. 53 sec. West; thence along said arc, 83.77 feet to a iron pin set, and to the point of beginning; thence South 75 deg. 24 min. 53 sec. West, 126.50 feet to an iron pin set, said point being the beginning of a curve to the right, said curve having a central angle of 12 deg. 00 min. 00 sec., a radius of 400.00 feet, an arc length of 83.77 feet and a chord of 83.62 feet as measured along a bearing of South 81 deg. 24 min. 53 sec. West thence along said arc, 83.77 feet to an iron pin set and the point of tangency; thence south 87 deg. 24 min. 53 sec. West, 140.40 feet to an iron pin set on the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence North 1 deg. 59 min. 30 sec. West, along the West line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section 733.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2000-02126

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SHELBY COUNTY JUDGE OF PROBATE  
003 CJ1 363.50