

This instrument was prepared by
(Name) William H. Halbrooks
(Address) 704 Independence Plaza

Send Tax Notice To: Ronald J. Broglio
name
22 The Oaks Circle
address
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100-----Dollars

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

E. Hugo Minor, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald J. Broglio and Carol L. Broglio
(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 Attached Exhibit "A".

Subject to current taxes, easements and restrictions of record.

The property described herein is not the homestead of the grantor nor that of his spouse.

02/07/2000-03773
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 RMS 14.00

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 grantors herein) in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor, and if one does not survive the other, then the heirs and assigns of the grantors 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 have hereunto set my hand(s) and seal(s), this 2
day of February, 19 2000

(Seal)

(Seal)

(Seal)

E. Hugo Minor
E. Hugo Minor (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
E. Hugo Minor, a married man
whose name(s) 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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 2 day of February, A.D. 1999 2000

[Signature]
Notary Public

INS. • 2000-03773

EXHIBIT "A"

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:
Begin at the NW corner of the SW 1/4 of the NW 1/4 of said Section 6, said point being a rebar iron situated 1,316.06 feet South of the Northwest corner of said Section 6 as measured along the Section line; thence run South along the West line of said 1/4 1/4 for 179.00 feet; thence turn 90 deg. 36 min. 38 sec. left and run East and parallel to said 1/4 1/4 North line for 529.53 feet to the centerline of an unimproved dirt road (no record of dedication); thence turn 60 deg. 19 min. 53 sec. left and run Northeasterly along the centerline of said road for 120.82 feet; thence turn 0 deg. 40 min. 44 sec. right and run Northeasterly along the centerline of said road for 85.75 feet to a point on the North line of said 1/4 1/4 said point also being on the South line of the E. W. T. N. Survey by Miller, Triplett and Miller Engineers dated 04/19/91, said point also being on the centerline of the E. W. T. N. Access Road as shown on the survey by Miller, Triplett and Miller Engineers dated 06/20/91; thence turn 120 deg. 20 min. 50 sec. left and run East along the North line of said 1/4 1/4 and along the South line of said E. W. T. N. Survey for 630.75 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 2000-03775

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