

This Instrument was prepared by:  
(Name) Rodger D. Bass, Attorney  
(Address) P.O. Box 430 Pelham, Alabama 35124

Send Tax Notice to: Phillip E. Brantley  
1409 Heather Lane  
Alabaster, Al. 35007

\*THIS DEED PREPARED WITHOUT BENEFIT OF TITLE INFORMATION\*

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of value in the amount of TWENTY THOUSAND DOLLARS (\$20,000.00) to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

Jack E. Brantley and wife, Shirley Brantley

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

Phillip E. Brantley and wife, Mary P. Brantley

(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

A parcel of land lying and being a part of SW ¼ of SE ¼, Section 8, Township 21 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, described as follows: Beginning at an iron stake at the Southwest corner of the R. M. Hand Store Lot; thence West 445 feet; thence North 194 feet; thence East 445 feet; thence South 207 feet to the point of beginning, said to contain 2 acres, more or less.

One acre of land adjoining the lot of I. A. Rice on the East side, beginning at the SE corner of I. A. Rice lot running East 70 yards; thence North 70 yards; thence West 70 yards; thence South 70 yards, being a part of the SW corner of the SE ¼ of SE ¼, Section 8, Township 21, Range 3 West.

All mineral rights reserved.

TO HAVE AND TO HOLD to 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, we have hereto set our hand(s) and seal(s) this 18th day of January, 2001.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Jack E. Brantley (Seal)  
Jack E. Brantley  
Shirley Brantley (Seal)  
Shirley Brantley

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Jack E. Brantley and wife, Shirley Brantley, whose name(s) 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, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of January, 2001.

Joy Lynn Whitsett  
NOTARY PUBLIC  
My Commission Expires: 1/4/05

Inst # 2001-01480  
01/23/2001-02480  
01:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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