

\$500⁰⁰

SEND TAX NOTICE TO:

(Name) **Dora M. McBrayer and John H. McBrayer**
(Address) **2116 Highway 50**
Vandiver, AL 35176

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

07/12/2001-28976
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 11.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One and no/100 Dollars (\$1.00)** and other good and valuable consideration, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Leonard E. Carr, an unmarried man**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Dora M. McBrayer and John H. McBrayers** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, all my right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the NE corner of the South 1/2 of the South 1/2 of the NE 1/4 of NW 1/4 of Section 12, Township 18 South, Range 1 East; thence West along the North line of said South 1/2 of South 1/2 of the NE 1/4 of NW 1/4 352.50 feet; thence 91 degrees 32 minutes to the left South 132.50 feet; thence 89 degrees 13 minutes to the left, East 352.40 feet; thence 90 degrees 47 minutes to the left North 127.88 feet to the point of beginning.
Subject to restrictions, easements and rights of way of record.

The intent of this deed is for the grantor to convey all of his interest in the property set forth in that deed recorded as Instrument No. 1999-01635, Probate Office of Shelby County, Alabama.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and 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 and seal this 12 day of July, 2001.

Leonard E. Carr (SEAL)
Leonard E. Carr

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Leonard E. Carr**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 2001.

Lance Brasher (SEAL)
Notary Public