

This instrument was prepared by:

William R. Justice  
P.O. Box 1144 Columbiana, Alabama 35051

Grantees' address:  
89 Perkins Ranch South  
Columbiana, AL 35051

**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) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Helen Kathleen Bryant, a widow (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Helen Kathleen Bryant and Angela M. Hughes (herein referred to as GRANTEEES) 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:

**PARCEL 6:**

Commencing at the SW Cor. of NW1/4 of SE1/4, Section 36, Township 21 S, Range 1 E, Shelby County, Alabama. Thence N 50° 04' 40" E for 1970.11 feet to a point; thence S 27° 12' 25" E for 323.94 feet to the point of beginning; thence N 73° 21' 30" E for 315.41 feet to a point on the 397 Contour of Lay Lake; thence S 17° 17' 15" E along said Contour for 187.88 feet to a point; thence S 57° 19' 20" W along said Contour for 278.96 feet to a point; thence N 27° 12' 25" W for 269.44 feet back to the point of beginning. Containing 1.54 acres ±. Being in and part of the NE1/4 of SE1/4, Sec. 36, Township 21 S, Range 1 E. Said property subject to Alabama Power Co. Flood Easement. Also a 25' wide Easement for Ingress and Egress Centerline of said described as follows: Commencing at the SE Corner of the SE1/4 of NW1/4, thence S 0° 22' 40" E along the West Line of said 1/4 1/4 Section for 240.05 feet to the point of beginning; thence N 83° 07' 55" E along said centerline for 242.01 feet to a point; thence N 80° 40' 55" E along said centerline for 902.47 feet to a point; thence S 32° 27' 20" E along said centerline for 477.96 feet to a point; thence N 64° 09' 05" E along said centerline for 310.03 feet to a point and terminating there.

Grantor Helen Kathleen Bryant is the surviving grantee named in the deed recorded as Instrument # 1994-05487 recorded in the Probate Office of Shelby County, Alabama, the other grantee, Walter Lebron Bryant, Sr., having died on July 27, 2001.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

08/06/2001-32720  
11:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MBR 14.50

Inst. # 2001-32720

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this  
6<sup>th</sup> day of August, 2001.

Helen Kathleen Bryant  
Helen Kathleen Bryant

STATE OF ALABAMA

# SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Kathleen Bryant, a widow, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 2001.



Violleen M. Porter

## Notary Public

Inst. # 2001-32720

08/06/2001-32720  
11:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
14.50  
none NSB