

PREPARED WITHOUT BENEFIT OF TITLE OR SURVEY

Send Tax Notice To:
Timothy Brantley
1208 Brantley Hill Road
Pelham, AL 35124

This instrument was prepared by

Bruce M. Green, Attorney
230 Bearden Road
Pelham, AL 35124

Warranty Deed, Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
SHELBYCOUNTY)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and No/100th Dollars (\$10.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, TIMOTHY BRANTLEY, a married man (herein referred to as GRANTORS) do grant, bargain, sell and convey unto TIMOTHY BRANTLEY and wife, BARBARA BRANTLEY as (hereinafter referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

A parcel of land containing 0.45 acre in the S.E. ¼ of the S.E. ¼ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; Commence at the Northeast corner of Lot Seven, Block Two of Brookfield, First Sector as recorded in Map Book Five, Page 125 in the office of the Judge of Probate of Shelby County, Alabama: Thence run south 00 deg. 02 min. 03 sec. East a distance of 166.63 to a point on the South right-of-way of Adams Street, Thence run North 57 deg. 53 min. 46 sec. East a distance of 100.31 feet to the point of beginning: Thence run North 00 deg. 02 min. 03 sec. West a distance of 153.09 feet, Thence run South 65 deg. 54 min. 35 sec. East a distance of 193.18 feet to a point on the Westerly edge of the pavement of Brantley Hill Road, a public road with a right-of-way by prescription. Thence run along the edge of said pavement the following courses: South 24 deg. 01 min. 20 sec. West a distance of 86.51 feet. South 58 deg. 04 min. 16 sec. West a distance of 18.28 feet, South 87 deg. 26 min. 57 sec. West a distance of 28.15 feet, Thence run North 80 deg. 23 min. 13 sec. West a distance of 95.45 feet to the point of beginning. LESS and EXCEPT any party lying within the roadway.

LESS AND EXCEPT: A parcel of land in the SE ¼ of the SE ¼ of Section 11, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows: Commence at the Southeast corner of Lot Seven, Block Two of Brookfield, First Sector, as recorded in Map Book Five, Page 125, in the office of the Judge of Probate of Shelby County, Alabama; thence run South 00 deg. 02 min. 03 sec. East a distance of 60.00 feet to a point

Inst # 2001-53266

12/06/2001-53266
05:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL

Page Three
Warranty Deed, Joint Tenants with Right of Survivorship
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 Timothy Brantley whose name is signed to the foregoing conveyance, and he 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 4~~th~~ day of December, 2001.

Brenda M. Lofgren
Notary Public

Page Two
Warranty Deed, Joint Tenants with Right of Survivorship
Brantley

on the South right-of-way of Adams Street; thence run North 57 deg. 53 min. 56 sec. East 100.30 feet; Thence run North 00 deg. 02 min. 03 sec. West a distance of 66.00 feet to the point of beginning; thence run North 41 deg. 10 min. 58 sec. East a distance of 21.66 feet; thence run North 08 deg. 33 min. 20 sec. East a distance of 59.95 feet; thence run North 64 deg. 10 min. 13 sec. West a distance of 28.12 feet, thence run South 00 deg. 02 min. 03 sec. East a distance of 87.09 feet to the point of beginning. As recorded in the Probate Court of Shelby County, Alabama in Instrument # 1997-37170.

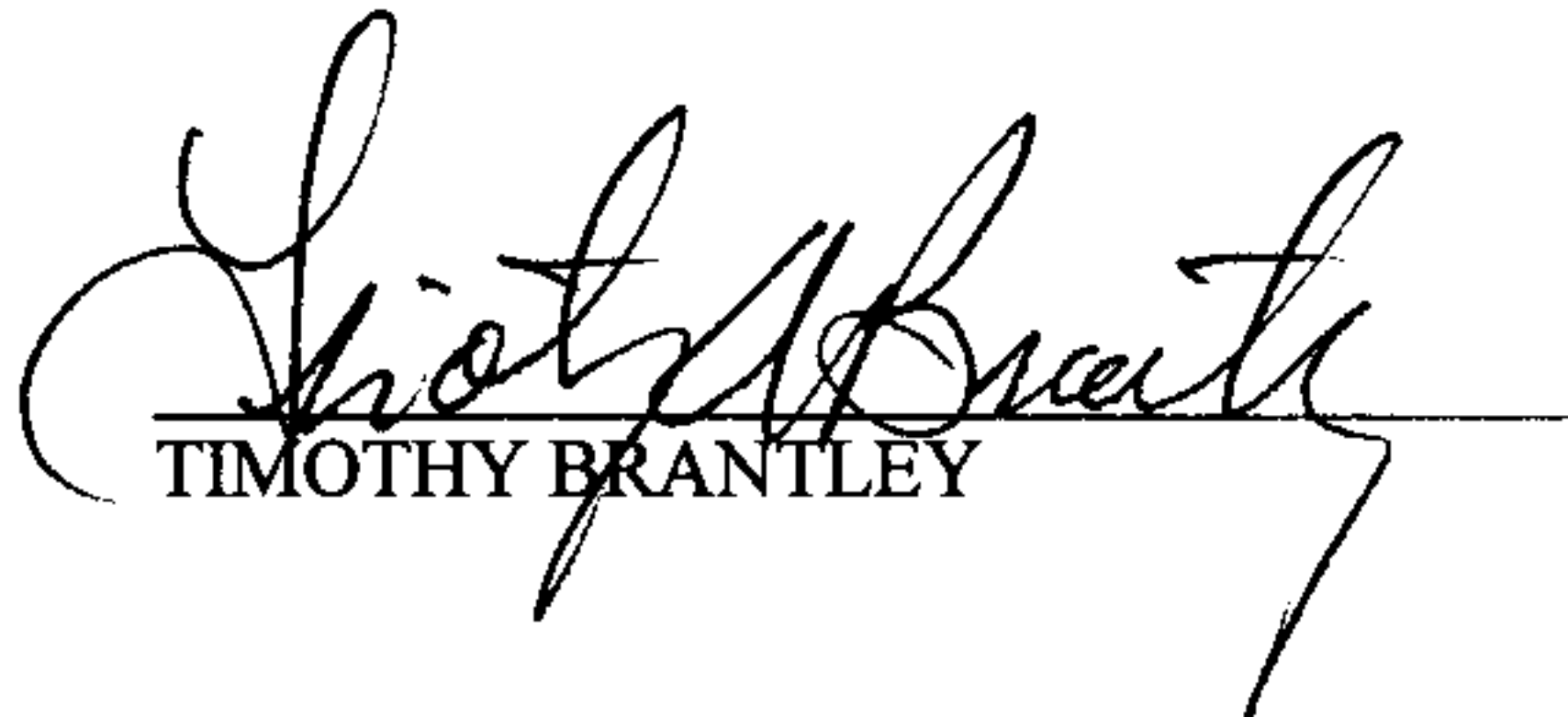
TO HAVE AND TO HOLD Unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 GRANTEE, 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 I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 4th day of December, 2006.

WITNESS:

R. Scott Oyer


TIMOTHY BRANTLEY

Inst # 2001-53266

12/06/2001-53266
05:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 17.50