

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTOR. *This form provided by* **SEND TAX NOTICE TO:**

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

(Name) Derrick Eugene Bryant

(Address) Inst # 2002-15140

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - **STEWART TITLE INSURANCE CO. of Houston, TX**
04/01/2002-15140
01:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH

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

That in consideration of Five Hundred and no/100----- DOLLARS

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

Derrick Eugene Bryant, a married man

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

Derrick Eugene Bryant and Kimberly Bryant

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4, Section 35, Township 21 South, Range 1 West, Shelby County, more particularly described as follows:

Commence at the SW corner of the SE 1/4 of the SE 1/4 of said Section 35; thence run North along the West line of said 1/4-1/4 Section bearing North 0 degrees 38 minutes 35 seconds West for a distance of 157.07 feet to the point of beginning; thence continue North along said West 1/4-1/4 line a distance of 210 feet to a point; thence run South 89 degrees 06 minutes 11 seconds West a distance of 197.05 feet to a point; thence run South 12 degrees 00 minutes 57 seconds East a distance of 210 feet, more or less, to a point lying due East of the point of beginning; thence run due West a distance of 245 feet, more or less, to the point of beginning.

Subject to taxes for 2002 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HIS SPOUSE.

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 (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 HEREOF, I have hereunto set my hand(s) and seal(s), this 1st day of April, 2002.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Derrick Eugene Bryant (Seal)
Derrick Eugene Bryant (Seal)
_____(Seal)

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Derrick Eugene Bryant 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 1st day of April, A. D., 2002

Janet F. Pauson
Notary Public.