



# JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Value \$500.00

(Name) Patricia K. Martin, PC

(Address) 2090 Columbiana Road Birmingham, AL 35216

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY That in consideration of Ten dollars and no/100 (\$10.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

V. H. Bragg and his wife Thelma G. Bragg  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Patsy Bragg Elrod and Jeremy E. Elrod  
(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

See attached Exhibit A incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

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Shelby Cnty Judge of Probate, AL  
05/01/2002 14:18:00 FILED/CERTIFIED

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 27  
day of November, 2001, 19\_\_\_\_.

WITNESS:

V.H. Bragg (Seal) Thelma G. Bragg (Seal)  
V.H. Bragg Thelma G. Bragg  
(Seal) (Seal)  
(Seal) (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that V.H. Bragg and his wife Thelma G. Bragg, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of November, 2001 A.D., 19\_\_\_\_

Patricia K. Martin

EXHIBIT A

Commencing at the Northeast Corner of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 6 degrees 49 minutes 05 seconds West, a distance of 694.94 feet to the POINT OF BEGINNING; thence North 83 degrees 16 minutes 23 seconds East, a distance of 117.32 feet to the edge of Lay Lake; thence run along said Lay Lake the following bearings and distances: thence North 38 degrees 00 minutes 43 seconds East, a distance of 29.53 feet; thence North 69 degrees 41 minutes 42 seconds East, a distance of 24.45 feet; thence South 80 degrees 31 minutes 25 seconds East, a distance of 60.36 feet; thence South 41 degrees 07 minutes 38 seconds East, a distance of 25.85 feet; thence South 3 degrees 33 minutes 38 seconds West, a distance of 16.36 feet; thence South 8 degrees 26 minutes 03 seconds East, a distance of 48.45 feet; thence South 21 degrees 32 minutes 33 seconds East, a distance of 37.21 feet; thence South 54 degrees 38 minutes 50 seconds East, a distance of 22.23 feet; thence North 65 degrees 19 minutes 39 seconds East, a distance of 13.20 feet; thence North 44 degrees 05 minutes 16 seconds East, a distance of 20.37 feet; thence North 11 degrees 06 minutes 57 seconds East, a distance of 36.14 feet; thence North 0 degrees 58 minutes 55 seconds East, a distance of 50.95 feet; thence North 17 degrees 00 minutes 03 seconds West, a distance of 35.85 feet; thence North 27 degrees 05 minutes 44 seconds West, a distance of 39.10 feet; thence North 20 degrees 10 minutes 52 seconds West, a distance of 22.66 feet; thence North 38 degrees 36 minutes 49 seconds West, a distance of 20.01 feet; thence North 50 degrees 42 minutes 57 seconds West, a distance of 26.54 feet; thence North 68 degrees 54 minutes 06 seconds West, a distance of 28.93 feet; thence South 82 degrees 21 minutes 12 seconds West, a distance of 28.71 feet; thence South 61 degrees 23 minutes 10 seconds West, a distance of 23.90 feet; thence South 62 degrees 49 minutes 43 seconds West, a distance of 37.93 feet; thence North 56 degrees 08 minutes 44 seconds West, a distance of 25.40 feet; thence North 53 degrees 44 minutes 02 seconds West, a distance of 19.35 feet; thence North 2 degrees 56 minutes 33 seconds West, a distance of 32.77 feet; thence North 81 degrees 05 minutes 08 seconds West, a distance of 31.98 feet; thence South 52 degrees 50 minutes 26 seconds West, a distance of 5.06 feet; thence North 88 degrees 26 minutes 22 seconds West, a distance of 11.02 feet; thence North 72 degrees 13 minutes 02 seconds West, a distance of 26.68 feet; thence South 88 degrees 15 minutes 04 seconds West, a distance of 42.67 feet; thence South 53 degrees 51 minutes 41 seconds West, a distance of 38.34 feet; thence South 21 degrees 59 minutes 51 seconds West, a distance of 28.95 feet; thence South 15 degrees 43 minutes 40 seconds East, a distance of 24.53 feet; thence South 53 degrees 50 minutes 45 seconds East, a distance of 37.36 feet; thence South 39 degrees 45 minutes 48 seconds East, a distance of 31.22 feet; thence South 29 degrees 03 minutes 46 seconds West, a distance of 29.04 feet; thence South 81 degrees 28 minutes 00 seconds East leaving said Lay Lake for a distance of 30.01 feet; thence South 8 degrees 35 minutes 22 seconds West, a distance of 28.80 feet to the POINT OF BEGINNING; said described tract containing 1.09 acres, more or less.

I hereby certify that this is true and correct copy of the foregoing instrument on this the 24<sup>th</sup>  
day of April, 2002.

Wendy C. Capps  
Wendy C. Capps  
Legal Assistant

Patricia K. Martin, P.C.  
2090 Columbiana Road, Suite 2000  
Birmingham, Alabama 35216  
(205) 823-4552

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