

This instrument was prepared by
(Name) William H. Halbrooks
(Address) #1 Independence Plaza, Suite 704
Birmingham, Alabama 35209

Send Tax Notice To: Ronald J. Broglio
name 22 The Oaks Circle
address Birmingham, AL
35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS, \$500.00

That in consideration of
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dwight Minor, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ronald J. Broglio and Carol L. Broglio
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

See attached Exhibit "A".

Subject to current taxes, easements, and restrictions of record.

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 WHEREOF, I have hereunto set my hand(s) and seal(s), this 30th
day of May, 19 2002:

_____(Seal) Dwight Minor _____(Seal)
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA

COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Dwight Minor
whose name(s) signed to the foregoing conveyance, and who known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 30th day of May A.D., 19 2002.
Wm H Halbrooks
Notary Public

EXHIBIT "A"

Commence at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 6, Township 18 South, Range 2 East, said point being a rebar iron situated 1,316.06 feet South of the Northwest corner of said Section 6 as measured along the section line; thence run South along the West line of said 1/4-1/4 for 299.84 feet; thence turn 90 degrees 36 minutes 38 seconds left and run East and parallel to said 1/4-1/4 North line for 476.08 feet to the centerline of an unimproved dirt road (no record of dedication); thence turn 72 degrees 37 minutes 59 seconds left and run Northeasterly along the centerline of said road for 18.68 feet; thence turn 8 degrees 08 minutes 49 seconds right and run along said centerline for 114.19 feet; thence turn 119 degrees 40 minutes 07 seconds left and run Westerly for 529.53 feet to a point on the West property line of said 1/4-1/4 Section; thence 89 degrees 23 minutes 22 seconds left and run South along said West property line for 120.85 feet to the point of beginning. Said area of land contains 60,620 square feet or 1.392 acres, more or less. Situated in Shelby County, Alabama.