

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

SEND TAX NOTICE TO:

(Name) Stanley Bruno

(Address) 880 Hwy 57

Vincent, Al. 35178

This instrument was prepared by:

Form 1-1-5 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

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 GRANTEEES herein, the receipt whereof is acknowledged, we,

Dorothy Kidd Bruno and husband, Stanley M. Bruno

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

Dorothy Bruno and Stanley M. Bruno


20040106000010090 Pg 1/1 11.50
Shelby Cnty Judge of Probate, AL
01/06/2004 13:27:00 FILED/CERTIFIED

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

Shelby County, Alabama to-wit:

Commence at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 27, Township 18 South, Range 2 East, Shelby County, Alabama, and run South along the East line thereof for a distance of 260.02 feet to the point of beginning; thence continue along last described course for a distance of 662.54 feet; thence turn right 90 degrees 00 minutes and run Westerly for a distance of 266.92 feet; thence turn right 90 degrees 32 minutes 44 seconds and run Northerly for a distance of 604.66 feet to the Southerly right of way line of County Road #57; thence turn right 54 degrees 40 minutes 08 seconds and run Northeasterly along said right of way line for a distance of 141 feet; thence turn right 43 degrees 35 mintues 54 seconds and run Easterly for a distance of 147.10 feet to the point of beginning.

According to survey of Douglas Engineering Co., Inc., dated July 10, 2002.

Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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 HEREOF, we have hereunto set our hand(s) and seal(s), this 6

day of January, 2004.

WITNESS:

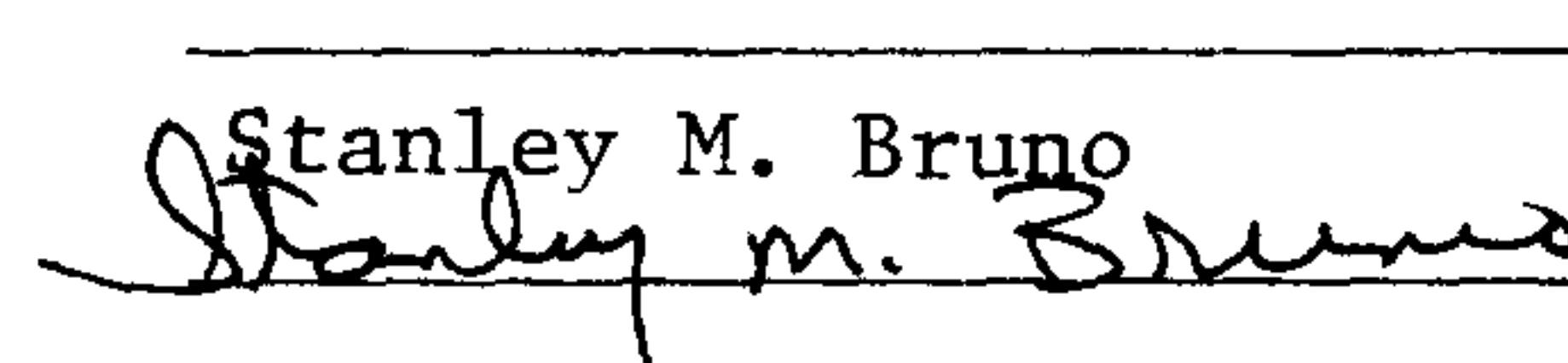
(Seal)

(Seal)

(Seal)


Dorothy Kidd Bruno

(Seal)

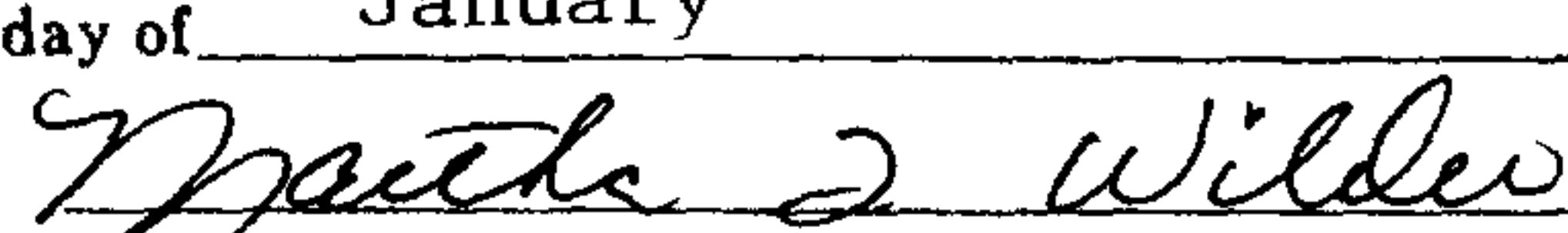

Stanley M. Bruno

(Seal)

STATE OF ALABAMA
Shelby **COUNTY** }

the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dorothy Kidd Bruno and Stanley M. Bruno, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January A. D. 2004


Martha J. Wilder