


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTORS.

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

Send Tax Notice to:  
**Leslie P. Brosz**  
197 May 313  
Columbiana AL 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

  
20040223000091890 Pg 1/1 21.00  
Shelby Cnty Judge of Probate, AL  
02/23/2004 12:57:00 FILED/CERTIFIED

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIVE HUNDRED DOLLARS AND NO/00 (\$500.00)**, and any other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **George F. Hulsey and wife, Ann W. Hulsey (herein referred to as grantor)** bargain , sell and convey unto, **Leslie P. Brosz and David L. Brosz, Jr. (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

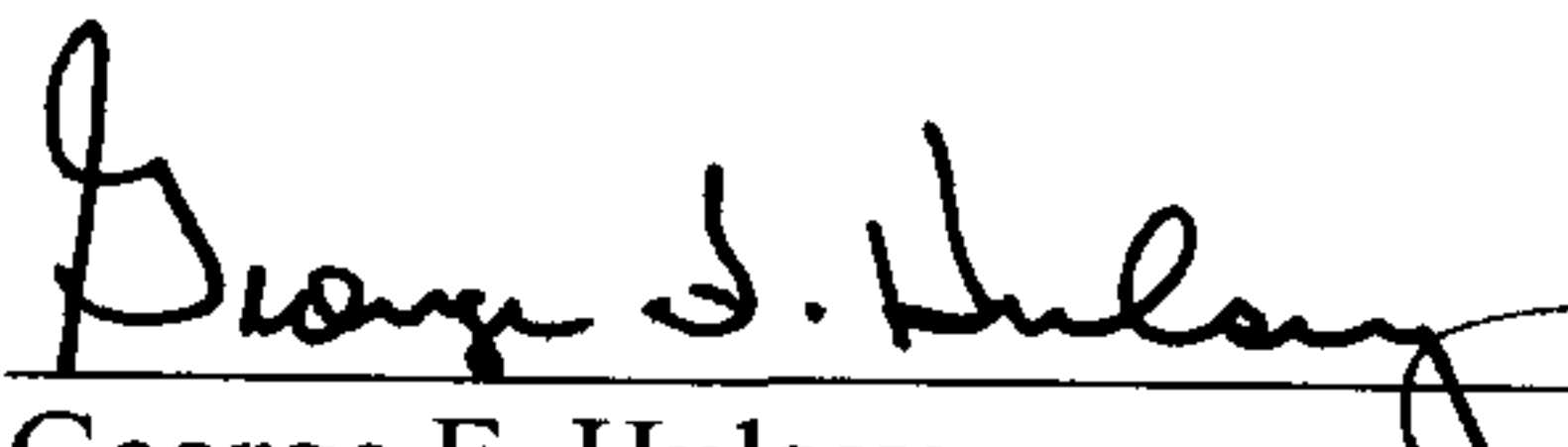
Lot 3, according to the survey of Hulseys Family Subdivision, as recorded in Map Book 32, Page 129 in the Probate Office of Shelby County, Alabama.  
Situating in Shelby County, Alabama.

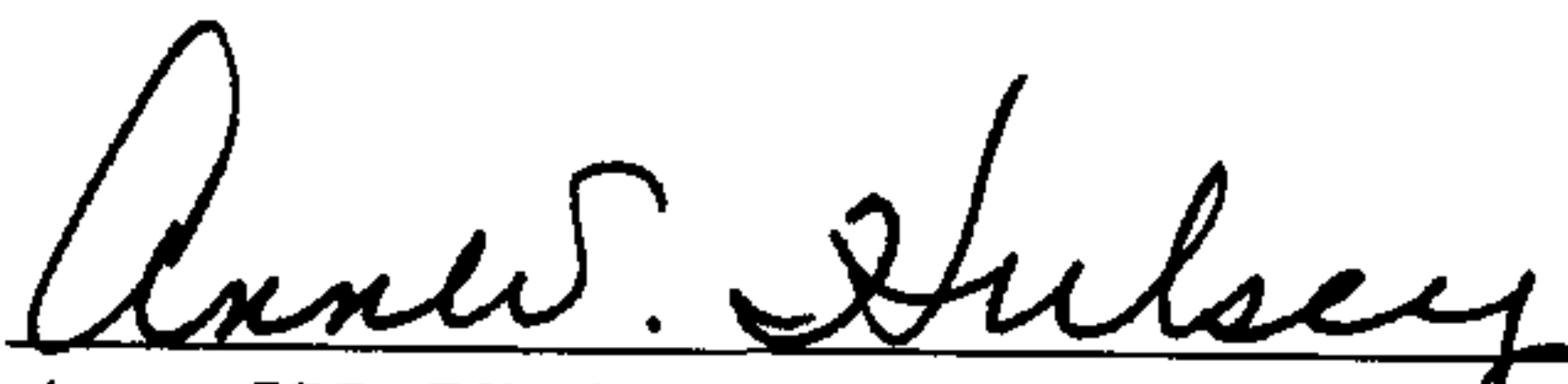
Subject to taxes for 2004 and subsequent years, easements, restrictions, rights of way and permits of record.

**TO HAVE AND TO HOLD** Unto the said 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 20<sup>th</sup> day of February, 2004.

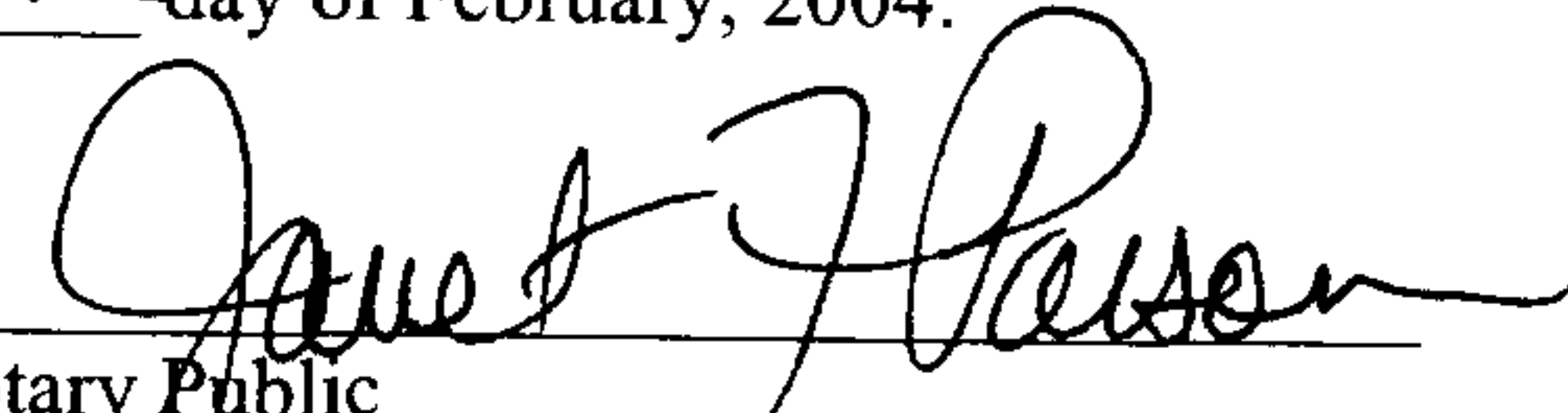
  
George F. Hulsey

  
Ann W. Hulsey

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify George F. Hulsey and Ann W. Hulsey whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they/she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of February, 2004.

  
Notary Public

My commission expires: 10-16-04