


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) Scott Brakefield
(Address) _____

20041015000570960 Pg 1/1 16.00
Shelby Cnty Judge of Probate, AL
10/15/2004 12:13:00 FILED/CERTIFIED

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 } **KNOW ALL MEN BY THESE PRESENTS,**
COUNTY

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Nina Kent, a single woman, individually
Nina Kent, as Executrix of the Estate of Douglas M. Kent, deceased, Probate Case No.2003-493-
(herein referred to as grantors) do grant, bargain, sell and convey unto Shelby County, Alabama
Scott Brakefield and Michelle Brakefield

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

AN ACCESS EASEMENT, more particularly described as follows:
Commence at the Northwest corner of Section 14 and run easterly along the North line of said section a distance of 2999.92 feet; thence turn 56 degrees 10 minutes 54 seconds right and run southeasterly 1194.24 feet to the point of beginning; thence turn 89 degrees 28 minutes 34 seconds left and run northeasterly 60 feet; thence turn 89 degrees 28 minutes 34 seconds right and run southeasterly 234.58, more or less, to the northerly right of way of U.S. Highway No. 119; thence turn 79 degrees 01 minutes 54 seconds right and run southwesterly along the right of way for a distance of 126.47 feet; thence turn 118 degrees 49 minutes 23 seconds right and run northeasterly 209.27 feet; thence turn 17 degrees 51 minutes 17 seconds left and run northwesterly 60 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the survey of Barton Carr, dated March 6, 2004.

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 _____ day of _____, 2004.

WITNESS:
[Signature] (Seal)

(Seal)

(Seal)

Nina Kent (Seal)
Nina Kent

(Seal)
Nina Kent (Seal)
Nina Kent, as Exetutrix of the Estate of
Douglas M. Kent, deceased, Probate Case No.
2003-493, Shelby County, Alabama

STATE OF ALABAMA
Shelby }
COUNTY

I, _____ the undersigned authority
hereby certify that Nina Kent
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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29 day of Sept A. D., 20 04

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES: Jan 22, 2006
ISSUED THRU NOTARY PUBLIC UNDERWRITING

Connie B. Payton
Notary Public.