

**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)**

**This instrument was prepared by:**



20041015000570970 Pg 1/1 55.00  
Shelby Cnty Judge of Probate,AL  
10/15/2004 12:13:00 FILED/CERTIFIED

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 Forty Four 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

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

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:

PARCEL I:

A parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, 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 522.59 feet to the point of beginning; thence continue southeasterly along the last course 731.66 feet; thence turn 90 degrees 31 minutes 26 seconds right and run southwesterly 210.58 feet; thence turn 89 degrees 28 minutes 34 seconds right and run northwesterly 717.42 feet; thence turn 86 degrees 39 minutes 14 seconds right and run northeasterly 210.93 feet to the point of beginning.

Subject to restrictions, easements and rights of way 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 \_\_\_\_\_

day of \_\_\_\_\_, 2004

**WITNESS:**

James K. Hill (Seal)

Nina Kent (Seal)  
Nina Kent

(Seal)

\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**

Shelby

**COUNTY**

I, \_\_\_\_\_, the undersigned authority \_\_\_\_\_, a Notary Public in and for said County, in said State.

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., 2004

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Jun 22, 2009  
SIGNED THRU NOTARY PUBLIC UNDERWRITER

Sept  
Connie B Payton

**Notary Public.**