

This instrument was prepared by:
 Stewart & Associates, P.C.
 3595 Grandview Parkway
 Suite 345
 Birmingham, AL 35243

Send Tax Notice to:
 Michael & Shanna Brannon


 20041122000639650 Pg 1/2 14.50
 Shelby Cnty Judge of Probate, AL
 11/22/2004 09:24:00 FILED/CERTIFIED

.....
Warranty Deed, Jointly For Life with Remainder to Survivor

STATE OF ALABAMA}
 COUNTY OF JEFFERSON}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and 00/100 DOLLARS (\$500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, we, Shanna M. Nowling-Brannon and husband, Michael Brannon (herein referred to as grantor), do grant, bargain, sell and convey unto Shanna M. Nowling-Brannon and husband, Michael Brannon (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 51, according to the Survey of Scottsdale, Third Addition, as recorded in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama

Less and except that part of said Lot 51, sold to Alabaster Water and Gas Board in Real 52, Page 61, more particularly described as follows:

A parcel located along and within the Southern boundary of Lots 50 and 51 in the Scottsdale Subdivision, Third Addition as listed in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama

The parcel is more precisely described as follows: Begin at the Southeast corner of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama and measure in a Westerly direction along the Southern boundary of said Section a distance of 464.14 feet to a point, thence turn to the right 59° 15' 11" and measure in a Northwesterly direction a distance of 93.09 feet to a point, said point being the true point of beginning for said parcel; thence turn 59° 15' 11" from previous course and measure in a Westerly direction a distance of 376.69 feet to a point on the Eastern right of way boundary of Michael Drive; thence turn to the right 85° 37' 50" and measure in a Northerly direction along the Eastern right of way boundary of Michael Drive a distance of 10.03 feet to a point; thence turn to the right 94° 22' 10" and measure in an Easterly direction a distance of 257.34 feet to a point; thence turn to the left 30° 44' 49" and measure in a Northeasterly direction a distance of 98.11 feet to a point; thence turn to the right 90° 00' 00" and measure in a Southeasterly direction a distance of 70.00 feet to a point, said point being the point of beginning.

Shanna M. Nowling-Brannon is one and the same as Shanna M. Nowling, the grantee in Instrument No. 1999-45428.

This deed is being executed to create joint survivorship in the subject property.

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 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 good right to sell and convey the same as aforesaid, thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

20041122000639650 Pg 2/2 14.50
Shelby Cnty Judge of Probate, AL
11/22/2004 09:24:00 FILED/CERTIFIED

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s) this 19th day of
November, 2004.

Shanna M. Nowling-Brannon (Seal)
Shanna M. Nowling-Brannon

Michael Brannon (Seal)
Michael Brannon

STATE OF ALABAMA }
COUNTY OF Shelby }

General Acknowledgment

I, Margaret Dawson, a Notary Public in and for said County, in said State, hereby certify
that Shanna M. Nowling-Brannon and Michael Brannon, 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 executed the same voluntarily on the day ~~the~~ same bears date.

Given under my hand and official seal, this 19 day of Nov., A.D., 2004.

3-4-2007
My commission Expires:

Margaret Dawson
Notary Public