20050404000153570 1/2 $67.00
Shelby Cnty Judge of Probate,AL
04/04/2005 01:39:59PM FILED/CERT

Document Prepared By:
L. H. (Woody) Hamilton, Jr.
4 Office Park Circle, Suite 201
Birmingham, Alabama 352223

Send Tax Notice To:
Bonnie M. Britt
546 Hwy 69
Chelsea, Alabama 35043

GENERAL WARRANTY DEED JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA}
COUNTY OF SHELBY}

Shelby County, AL 04/04/2005
State of Alabama

Deed Tax:$53.00

KNOW ALL MEN BY THESE PRESENTS,
THAT IN CONSIDERATION OF **Two Hundred Sixty Three Thousand and no/100 Dollars ($263,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we,
Jenny L. Britt, a single woman
(herein referred to as **Grantor(s)**), grant, sell, bargain and convey unto
Bonnie M. Britt and R. Luke Britt

(herein referred to as **Grantee(s)**), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate the following described real estate, situated in **Shelby** County, Alabama to wit:

SEE ATTACHED EXHIBIT 'A'

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.
$210,000.00 of the above consideration above paid from the proceeds of purchase money mortgage closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) and his/her/theirs heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend that same to the said **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR(S)** have hereunto set their hand and seal, this **18th** day of **March, 2005**

GRANTOR(S) _____(SEAL)
Jenny L. Britt

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned notary public in for and said State, hereby **Jenny L. Britt,** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, he/she/they acknowledge before me on this day that, being informed of the contents of the document, he/she/they executed the same voluntarily on the same bears date.

Given under my hand and seal this **18th** day of **March, 2005**

_____
Notary Public
My commission expires: 12/04/08

L. HALE HAMILTON JR.
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/04/08
ALABAMA STATE AT LARGE

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EXHIBIT "A"

A parcel of land located in the Northwest quarter of the Southwest quarter of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama; thence East along the North quarter-quarter line 410.5 feet to the centerline for 524.4 feet; thence turn right 65 degrees 21 minutes for 44.0 feet to the point of beginning; thence continue along line for 225.7 feet; thence left 65 degrees 21 minutes for 193.00 feet; thence turn left 114 degrees 39 minutes for 225.7 feet to the West right of way line of Road #69; thence turn left 65 degrees 21 minutes for 193.00 feet to the point of beginning; being situated in Shelby County, Alabama.