This instrument was prepared by: Mike T. Atchison P O Box 822

Columbiana, AL 35051

Send Tax Notice to:

Ric Brantley

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

02/03/2006 03:31:11PM FILED/CERT

STATE OF ALABAMA SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND FIVE HUNDRED AND NO/00 (\$5,500.00), and 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,

## TOMMY JOE GLASS AND WIFE, NANCY GLASS

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

## RIC BRANTLEY AND DEBRA BRANTLEY

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, to-

SEE EXHIBIT "A" for Legal Description.

Subject to all easements, restrictions and rights-of-way of record.

This property constitutes no part of the household of the grantor, or of his/her spouse.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

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 1<sup>st</sup> day of FEBRUARY, 2006.

NANCY GEASS

STATE OF ALABAMA)
COUNTY OF Shell

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

TOMMY JOE GLASS AND NANCY GLASS

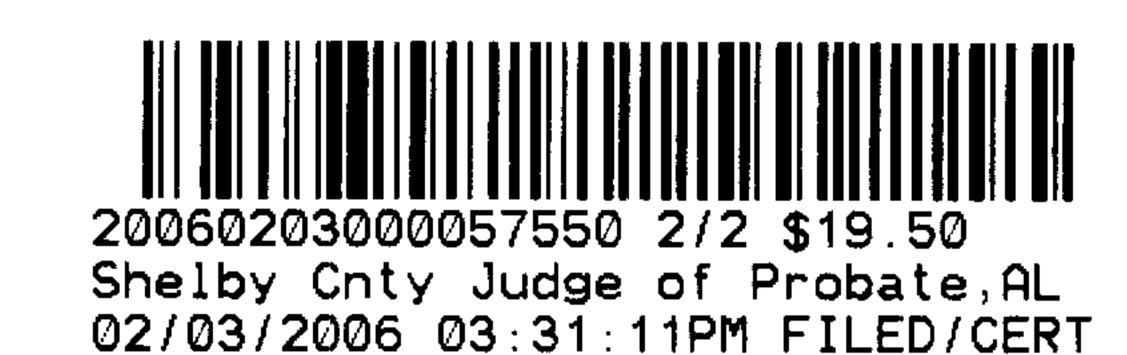
whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of FEBRUARY, 2006.

Notary Public

My Commission Expires:

## LEGAL DESCRIPTION Exhibit "A"



Begin at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 3, Township 22 South, Range 2 West and run North 03 degrees 30 minutes West along the West 1/4-1/4 section line 778 feet to the point of beginning; thence continue on the same line 440 feet; thence run North 87 degrees 30 minutes East 990 feet; thence run South 03 degrees 30 minutes East 440 feet; thence run South 87 degrees 30 minutes West 990 feet to the point of beginning.

LESS AND EXCEPT the following described land:
Begin at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 3, Township 22 South,
Range 2 West, and run North 03 degrees 30 minutes West along the West 1/4-1/4 section line
778 feet to the point of beginning; thence continue on the same line 210 feet; thence turn
North 87 degrees 30 minutes East 210 feet; thence turn South 03 degrees 30 minutes East
210 feet; thence turn South 87 degrees 30 minutes West 210 feet to the point of beginning
of the following described land being in Shelby County, Alabama.

LESS AND EXCEPT the following described land:
Begin at the Southwest corner of the SE 1/4 of the SW 1/4 of Section 3, Township 22 South,
Range 2 West and run North 03 degrees 30 minutes West along the West 1/4-1/4 section line
778 feet to a point; thence continue on the same line 440 feet; thence run North 87
degrees 30 minutes East 990 feet; thence run South 03 degrees 30 minutes East 440 feet to
the point of beginning of the lot herein described; thence run South 87 degrees 30 minutes
West 295 feet; thence run North 03 degrees 30 minutes West 295 feet; thence North 87
degrees 30 minutes East 295 feet; thence South 03 degrees 30 minutes East 295 feet to the
point of beginning of the lot herein conveyed being in Shelby County, Alabama.

LESS AND EXCEPT the following described land: Commence at the Northwest corner of the Northeast quarter of the Southwest quarter of Section 3, Township 22 South, Range 2 West, Shelby County, Alabama and run thence South 00 degrees 17 minutes 42 seconds West along the West line of said quarter section a distance of 1,478.84 feet to a steel rebar corner and the point of beginning of the property being described; thence run North 89 degrees 35 minutes 57 seconds East a distance of 977.94 feet to a rebar corner; thence run South 01 degree 22 minutes 45 seconds East a distance of 114.41 feet to a rebar corner; thence run South 89 degrees 35 minutes 37 seconds West a distance of 294.95 feet to a rebar corner; thence run South 01 degree 28 minutes 20 seconds East a distance of 184.43 feet to a rebar corner; thence run South 89 degrees 40 minutes 40 seconds West a distance of 482.02 feet to a rebar corner; thence run North 00 degrees 17 minutes 47 seconds East a distance of 99.00 feet to a rebar corner; thence run South 89 degrees 35 minutes 57 seconds West a distance of 210.00 feet to a rebar corner on the west  $\overline{l}$ ine of the SE 1/4 of the SW 1/4 of same said Section 3; thence run North 00 degrees 17 minutes 47 seconds East a distance of 199.18 feet to the point of beginning.

> Shelby County, AL 02/03/2006 State of Alabama

Deed Tax: \$5.50