



20060425000192400 1/2 \$164.00
Shelby Cnty Judge of Probate, AL
04/25/2006 10:16:51AM FILED/CERT

Send Tax Notice To:

NICHOLAS M. BRANDLER & SHERRY F. BRANDLER

27500 Marina Rd
Orange Beach AL 36561

Shelby County, AL 04/25/2006
State of Alabama

Deed Tax: \$150.00

This instrument was prepared by:
✓ Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **ONE HUNDRED FIFTY THOUSAND and NO/00 Dollars (\$150,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

KENNETH W. BETTINI, A man MAN AND CLAYTON V. REUSE, A man MAN grant, bargain, sell and convey unto,

NICHOLAS M. BRANDLER AND SHERRY F BRANDLER

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

An undivided 1/2 interest in and to the following described property:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County.

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

This property constitutes no part of the homestead of the grantor, or of his 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 first 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 11th day of April, 2006.

KENNETH W. BETTINI

CLAYTON V. REUSE

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that **KENNETH W. BETTINI AND CLAYTON V. REUSE** 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 11th day of April, 2006.

Notary Public

My Commission Expires: 10-16-08

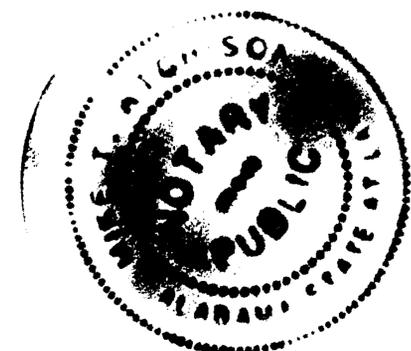


Exhibit "A" Legal Description

A Parcel of land situated in Section 33, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NE Corner of the W 1/2 of the SW 1/4 of the NE 1/4 of above said Section, Township and Range, said point being the POINT OF BEGINNING; thence N87°34'14"W, a distance of 324.41'; thence S54°23'13"W, a distance of 3732.26'; thence S00°27'54"W, a distance of 331.60'; thence S87°05'09"E, a distance of 663.27'; thence N01°06'09"E, a distance of 198.38'; thence N57°02'45"E, a distance of 351.76'; thence N31°12'22"W, a distance of 149.37'; thence N54°06'42"E, a distance of 1032.49'; thence S20°57'58"E, a distance of 643.19' to a point lying on the Northwesterly R.O.W. of Ridge View Lake Road, 60' R.O.W., said point also being the beginning of a curve to the left, having a radius of 220.00', a central angle of 12°49'29", and subtended by a chord which bears N42°21'38"E, and a chord distance of 49.14'; thence along the arc of said curve and said R.O.W. line, a distance of 49.24'; thence N35°56'53"E and along said R.O.W. line, a distance of 81.53' to the beginning of a curve to the right, having a radius of 830.00', a central angle of 16°09'28", and subtended by a chord which bears N44°01'37"E, and a chord distance of 233.29'; thence along the arc of said curve and said R.O.W. line, a distance of 234.07'; thence N52°06'21"E and along said R.O.W. line, a distance of 259.81' to the beginning of a curve to the right, having a radius of 330.00', a central angle of 32°39'11", and subtended by a chord which bears N68°25'57"E, and a chord distance of 185.53'; thence along the arc of said curve and said R.O.W. line, a distance of 188.07'; thence N84°45'33"E and along said R.O.W. line, a distance of 378.39' to the beginning of a curve to the left, having a radius of 970.00', a central angle of 07°05'29", and subtended by a chord which bears N81°12'48"E, and a chord distance of 119.98'; thence along the arc of said curve and said R.O.W. line, a distance of 120.06'; thence N77°40'03"E and along said R.O.W. line, a distance of 258.10'; thence N01°43'47"E and leaving said R.O.W. line, a distance of 1397.58' to the POINT OF BEGINNING.

Said Parcel containing 66.67 acres, more or less.