

(Description supplied by parties. No verification of title or compliance with government made by preparer of deed.)

20060620000296190 1/1 \$16.00  
Shelby Cnty Judge of Probate, AL  
06/20/2006 04:07:45PM FILED/CERT

This instrument was prepared by:  
Wallace, Ellis, Fowler & Head  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Mr. and Mrs. Stanley Walter McCranie  
P O Box 201  
Harpersville, AL 35078

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

\$5,000.00

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **ONE AND NO/00 DOLLARS (\$1.00)**, and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **NELLIE GRACE McCRANIE, a married woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **STANLEY WALTER McCRANIE and LACEY M. McCRANIE, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SE ¼ of SE 1/4, Section 29, Township 19 South, Range 2 East, lying East of Shelby County Highway No. 444, also known as Farmingdale Road, and South of U.S. Highway No. 280.

LESS AND EXCEPT parcels previously conveyed, described in the following deeds recorded in the Probate Office of Shelby County, Alabama:  
Deed Book 170, Page 199; Deed Book 293, Page 560; Instrument #1992-13838; Deed Book 217, Page 627; and, Instrument #1995-14638.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HER RESPECTIVE SPOUSE.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits 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, 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 14 day of June, 2006.

*Nellie Grace McCranie*  
Nellie Grace McCranie

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Nellie Grace McCranie, 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 14<sup>th</sup> day of June, 2006.

*Joyce Robertson*  
Notary Public

My commission expires: 09/22/2007