

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

Grantees' address:
P.O. Box 1971
Columbiana, AL 35051


20060807000381110 1/3 \$18.00
Shelby Cnty Judge of Probate, AL
08/07/2006 02:18:30PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Sixty-nine Thousand Eight Hundred Fifty and no/100 DOLLARS (\$69,850.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Charlene Tucker and husband, Brad Tucker, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Greg Brock and Jeannie Brock (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A certain lot or parcel of land in the Town of Columbiana, Alabama, and being more particularly described as follows:

A certain lot in the NW 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West, being all that part of the NW 1/4 of NE 1/4 of said Section, lying South and West of the right of way (now abandoned) of the Louisville & Nashville Railroad and North of Depot Street, said Depot Street leading from the Courthouse in Shelby County to the (former) Southern Railroad depot in said town, and East of the (former) old run of branch or ditch crossing said Depot Street marked by an iron stob between this lot and the Macedonia Baptist Church lot.

EXCEPT the following part of said lot of land: Beginning at a point where the Northern boundary of Depot Street intersects the Southwest boundary line of the right of way of the L & N Railroad; thence run in a Northwesterly direction along Depot Street 204 feet; thence in a Northeasterly direction 112 feet to the South line of the right of way of L & N Railroad; thence in a Southeasterly direction along the right of way of said railroad 224 feet to point of beginning of said Exception.

LESS AND EXCEPT a part of NW 1/4 of NE 1/4 of Section 26, Township 21 South, Range 1 West, more particularly described as follows: Commence at the point of intersection of the North line of Depot Street in the Town of Columbiana, Alabama, with the South boundary line of the right of way of the L & N Railroad and run thence in a Westerly direction along the North line of said Depot Street 204 feet to

the Southwest corner of the (former) Dillard McMath lot, which is the point of beginning of the parcel herein described; thence continue along the North line of said Depot Street 69 feet; thence run in a Northeasterly direction North 38 deg. East parallel with the Northwest line of said Dillard McMath lot 107 feet, more or less, to a point on the South boundary line of the right of way of the L & N Railroad; thence in a Southeasterly direction, run along said right of way line a distance of 69 feet, more or less, to the NE corner of said Dillard McMath lot (said Dillard McMath lot being more particularly described in Deed Book 132 page 452, Office of Judge of Probate of Shelby County, Alabama); thence run in a Southwesterly direction South 38 deg. West along the Northwest line of said Dillard McMath lot 112 feet, more or less, to the point of beginning.

The intent of this deed is to convey to the Grantee all property owned by the Grantor by virtue of the deed recorded as Instrument # 1997-15244 in the Probate Office of Shelby County, Alabama. The grantor in said deed, Louise McMath, reserved a life estate, but she died on 3-10-00. The West line of the property herein conveyed is the East line of the Macedonia Baptist Church property, as described in the deed recorded in Deed Book 216, page 323, and the Affidavits recorded in Deed Book 216, pages 324 and 325, Probate Office of Shelby County, Alabama. All property lying East of the above described East line of the Macedonia Baptist Church property, North of Depot Street, and South of the old L & N Railroad right of way (now abandoned) and West of the (former) Whitson lot, as described in Deed Book 228, page 14, Probate Office of Shelby County, Alabama, is conveyed herein to the Grantee.

All of the consideration stated above was paid by a purchase money mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this
4th day of August, 2006.

Charlene Tucker
Charlene Tucker

Brad Tucker
Brad Tucker

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlene Tucker and Brad Tucker, 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 4th day of August, 2006.

Melinda Swann
Notary Public