Send Tax Notice To: Lawrence Neil Bryant and Andrea L. Bryant

20060822000410180 1/1 \$21.00 Shelby Cnty Judge of Probate, AL 08/22/2006 01:33:00PM FILED/CERT

> 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 THOUSAND AND NO/00 (\$100,000.00), 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,

MARIE BRYANT, A SINGLE WOMAN

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

LAWRENCE NEIL BRYANT AND WIFE ANDREA L. BRYANT

(herein referred to as grantees), the following described real estate, situated in: SHELBY County, Alabama, towit: A part of the West 1/2 of the SW 1/4 of the SW 1/4 of Section 29, Township 20 South,

Range 1 East and that part of the SE 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, lying East of Shelby County Highway #49, described as follows:

Commence at the Southwest corner of said Section 29; thence run East along the South Section line to the East right of way of Shelby County Highway #49 and the point of beginning; thence continue last course 624.83 feet to a concrete monument; thence turn left 85 degrees 50 minutes 19 seconds and run North 577.17 feet; thence turn left 94 degrees 09 minutes 41 seconds and run West 661.59 feet to the East right of way of said Highway; thence turn left 89 degrees 29 minutes 23 seconds and run South 575.67 feet along said right of way to the point of beginning.

According to survey of Amos L. Cory, RLS #10550, dated June 13, 1991.

Situated in SHELBY County, Alabama.

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

Shelby County, AL 08/22/2006 State of Alabama

Deed Tax:\$10.00

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

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

\$90,000,00 of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

GRANTOR HEREIN RESERVES LIFE ESTATE IN AND TO ABOVE DESCRIBED PROPERTY.

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 9TH day of AUGUST, 2006.

STATE OF ALABAMA SHELBY COUNTY

MARIE BRYANT

I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that MARIE BRYANT

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 9TH day of AUGUST, (2006).

Notary Public

My Commission Expires: 10-16-08