THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

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

20070313000113490 1/2 $21.00
Shelby Cnty Judge of Probate, AL
03/13/2007 03:11:59PM FILED/CERT

Send Tax Notice to:
Jeanette Brannon
P. O. Box 7312
Laguna Beach, FL. 32413

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FIVE THOUSAND AND NO/00 ($5,000.00)**, 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,

JEANETTE BRANNON, a widowed woman

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

JEANNETTE BRANNON,
DAVID BRANNON,
RICHARD BRANNON, and
KIMBRA NALL

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

See attached EXHIBIT A for Legal Description.

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

JEANNETTE BRANNON is the surviving Grantee in that certain Deed recorded in Instrument #1999-50041, Probate Office of Shelby County, Alabama. The other Grantee, **CHARLIE BRANNON**, is deceased, having died on July 30, 2006.

$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 13th day of March, 2007.

Jeanette Brannon
JEANNETTE BRANNON

STATE OF ALABAMA)
SHELBY COUNTY)

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

JEANNETTE BRANNON,

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 13th day of March, 2007.

Vickie A. Stone
Notary Public
My Commission Expires: 3-19-08

NOTARY PUBLIC STATE AT LARGE ALABAMA

EXHIBIT A
LEGAL DESCRIPTION

20070313000113490 2/2 $21.00
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A parcel of land situated in the E ½ of the SE ¼ of Section 2, Township 24 North, Range 15 East, also being a part of Lot 9 of MURPHY'S FISHING CAMP SUBDIVISION as recorded in Map Book 3, Page 72 also being known as Tract 4, according to Lincoln's Survey of Lots 7, 8, 9, 10 and 11, Murphy's Fish Camp as recorded in Map Book 24, Page 84 in Probate Office of Shelby County, Alabama, described as follows:
Commence at the SE corner of Section 2 and go North 07 degrees 44 minutes 38 seconds East along the East boundary of said Section 2 for 689.64 feet; thence North 45 degrees 15 minutes 31 seconds West for 422.47 feet; thence North 45 degrees 18 minutes 53 seconds West for 187.02 feet; thence North 38 degrees 04 minutes 26 seconds East for 74.51 feet to the Point of Beginning; thence North 75 degrees 58 minutes 16 seconds West for 246.46 feet; thence South 03 degrees 03 minutes 04 seconds East for 128.96 feet to the Northerly boundary of L&M Trace; thence North 80 degrees 00 minutes 57 seconds East along said Northerly Boundary for 112.11 feet to the beginning of a curve to the left, said curve having a central angle of 24 degrees 19 minutes 45 seconds and a radius of 312.12 feet; thence Northeasterly along said curve for 132.53 feet to the Point of Beginning.
According to the survey of James A. Riggins, dated August 13, 1998.

Shelby County, AL 03/13/2007
State of Alabama

Deed Tax:$5.00