

This instrument was prepared by:  
Marjorie O. Dabbs  
King, Drummond & Dabbs, P.C.  
100 Centerview Drive, Suite 180  
Birmingham, Alabama 35216

Send Tax Notices to:  
Billy R. Brantley  
128 Highcrest Rd  
Pelham, AL 35124

STATE OF ALABAMA                    )  
                                              :  
COUNTY OF SHELBY                )

**WARRANTY DEED**  
**Joint Tenants with Right of Survivorship**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty Five Thousand and No/100 Dollars (\$ 65,000.00) to the undersigned, SHELBY 39, LLC, an Alabama limited liability company ("Grantor") in hand paid by Grantees herein, the receipt of which is hereby acknowledged, Grantor does by these presents, grant, bargain, sell and convey unto Billy R. Brantley and Rhonda H. Brantley ("Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A**

TO HAVE AND TO HOLD to the Grantees as joint tenants with right of survivorship. And Grantor does for itself, its successors and assigns, covenant with Grantees, their heirs, executors and assigns, that Grantor is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor and its successors and assigns will warrant and defend the same to the Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

\$ 65,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, Grantor, SHELBY 39, LLC, an Alabama limited liability company, by Leo E. Joseph, Jr., Its Manager, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of May, 2007.

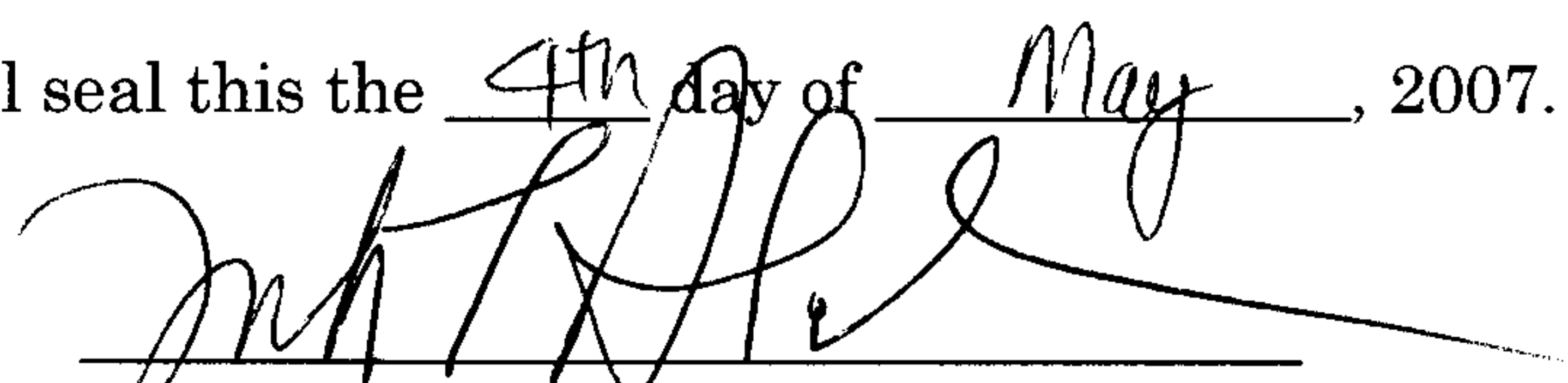
SHELBY 39, LLC, an Alabama  
limited liability company

By: Leo E. Joseph, Jr.  
Leo E. Joseph, Jr.  
Its: Manager

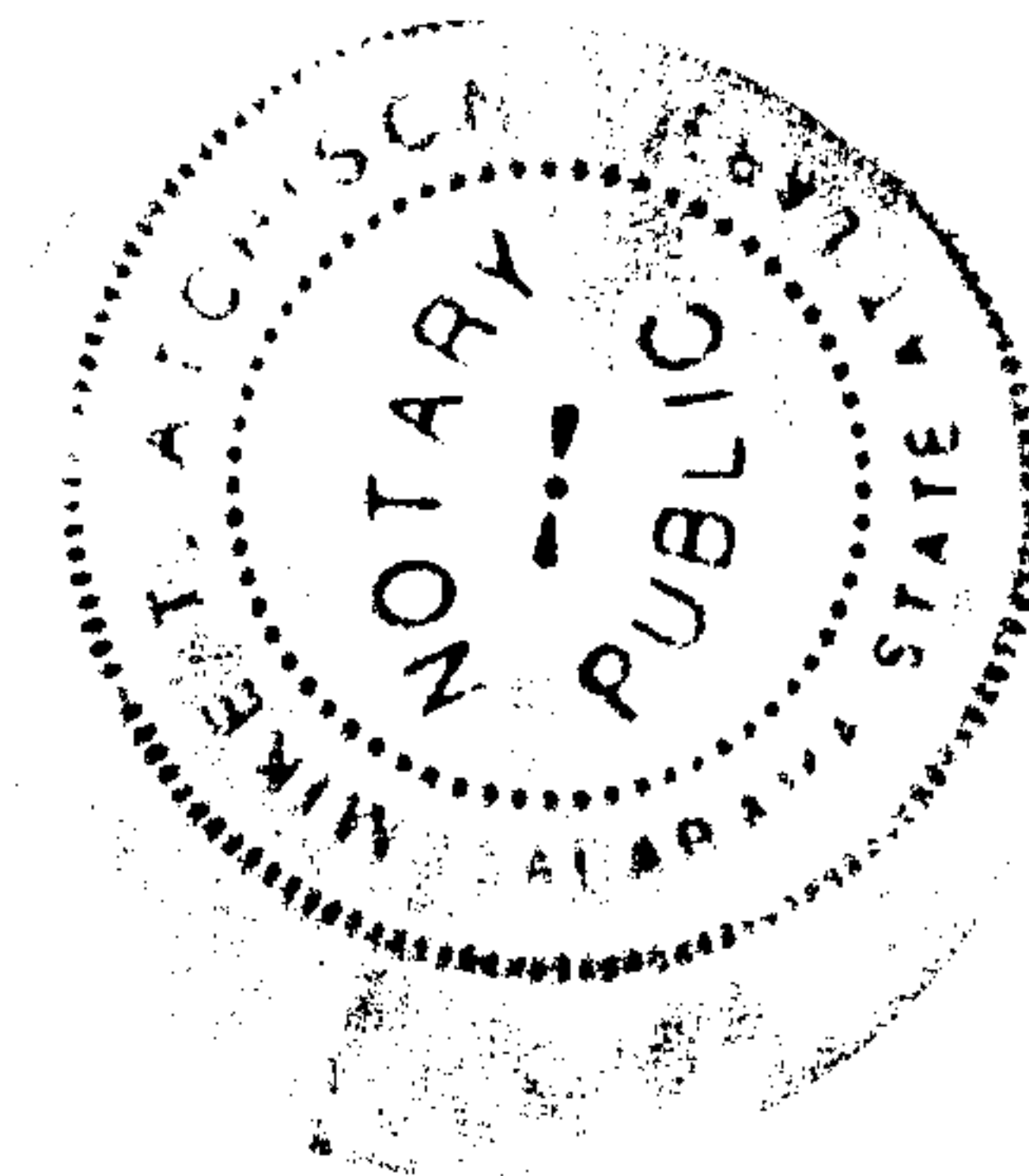
STATE OF ALABAMA     )  
                                 :  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Leo E. Joseph, Jr., whose name as Manager of Shelby 39, LLC, an Alabama limited liability company, 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, he as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this the 4th day of May, 2007.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 10-16-08



## **EXHIBIT A**

### **Legal Description**

A parcel of land situated in part of the Northeast 1/4 of Section 18, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said 1/4 section and run in an Easterly direction along the North line for a distance of 1346.27 feet to the Point of Beginning; thence run along last described course for a distance of 71.79 feet; thence turn an interior angle of 160°15'54" to the left and run in a Southeasterly direction for a distance of 940.92 feet to a point on the Westernmost right of way line of Old Chelsea Road (80' right of way); thence turn an interior angle of 88°07'24" to the left and run in a Southwesterly direction along said right of way for a distance of 97.74 feet; thence turn an interior angle of 175°16'38" to the left and run in a Southwesterly direction along said right of way for a distance of 159.69 feet; thence turn an interior angle of 177°00'54" to the left and run in a Southwesterly direction along said right of way for a distance of 23.38 feet; thence leaving said right of way, turn an interior angle of 83°59'34" to the left and run in a Northwesterly direction for a distance of 216.42 feet; thence turn an interior angle of 169°48'05" to the left and run in a Northwesterly direction for a distance of 137.06 feet; thence turn an interior angle of 195°24'56" to the left and run in a Westerly direction for a distance of 217.74 feet; thence turn an interior angle of 199°17'59" to the left and run in a Southwesterly direction for a distance of 132.20 feet; thence turn an interior angle of 145°01'45" to the left and run in a Northwesterly direction for a distance of 93.54 feet; thence turn an interior angle of 186°49'03" to the left and run in a Northwesterly direction for a distance of 235.51 feet to the Point of Beginning.

#### **SUBJECT TO the following:**

1. Ad valorem taxes for the current year, a lien but not yet due and payable.
2. Easement to Colonial Pipeline, as recorded in Deed Book 221, page 442 and Deed Book 267, page 690, in the Probate Office of Shelby County, Alabama.
3. Restrictive Covenants appearing of record in Instrument 20070410000164510 in the Probate Office of Shelby County, Alabama.
4. Less and except any portion of subject property lying within a road right of way.
5. Coal, oil, gas and other interests in, to or under the land not owned by Grantor.