

208-16984

20081003000391590 1/2 \$264.00
Shelby Cnty Judge of Probate, AL
10/03/2008 08:39:19AM FILED/CERT

Shelby County, AL 10/03/2008
State of Alabama

Deed Tax: \$250.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

CECIL R. STOCKARD
2055 RIDGE LAKE DRIVE
BIRMINGHAM, AL 35244

STATE OF ALABAMA
COUNTY OF SHELBY

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

Know All Men by These Presents: That in consideration of **TWO HUNDRED FIFTY THOUSAND DOLLARS 00/100 (\$250,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **ANGELA BROTHERS, AN UNMARRIED WOMAN** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CECIL R. STOCKARD and MARY E. STOCKARD**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, AND RUN IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 624.00 FEET, THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 144.00 FEET, THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 190.00 FEET, THENCE TURN A DEFLECTION ANGLE TO THE LEFT OF 24 DEGREES 16 MINUTES 23 SECONDS AND RUN IN A NORTHEASTERLY DIRECTION FOR A DISTANCE OF 469.35 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 2 WEST, THENCE TURN A DEFLECTION ANGLE TO THE RIGHT OF 113 DEGREES 13 MINUTES 44 SECONDS AND RUN IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 337.00 FEET TO THE POINT OF BEGINNING.

ANGELA BROTHERS IS ONE AND THE SAME AS ANGELA D. BROTHERS

*****THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH*****

SUBJECT TO:

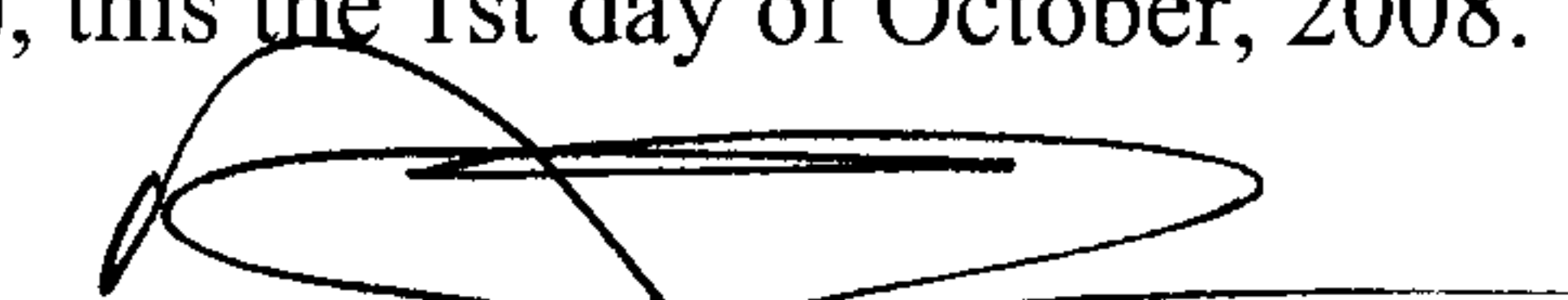
- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
- 2. ALL MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.**
- 3. ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, COVENANTS AND ENCUMBRANCES OF RECORD.**

\$.00 of the consideration herein was derived from a mortgage closed 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, his, her, or their heirs and assigns, that 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

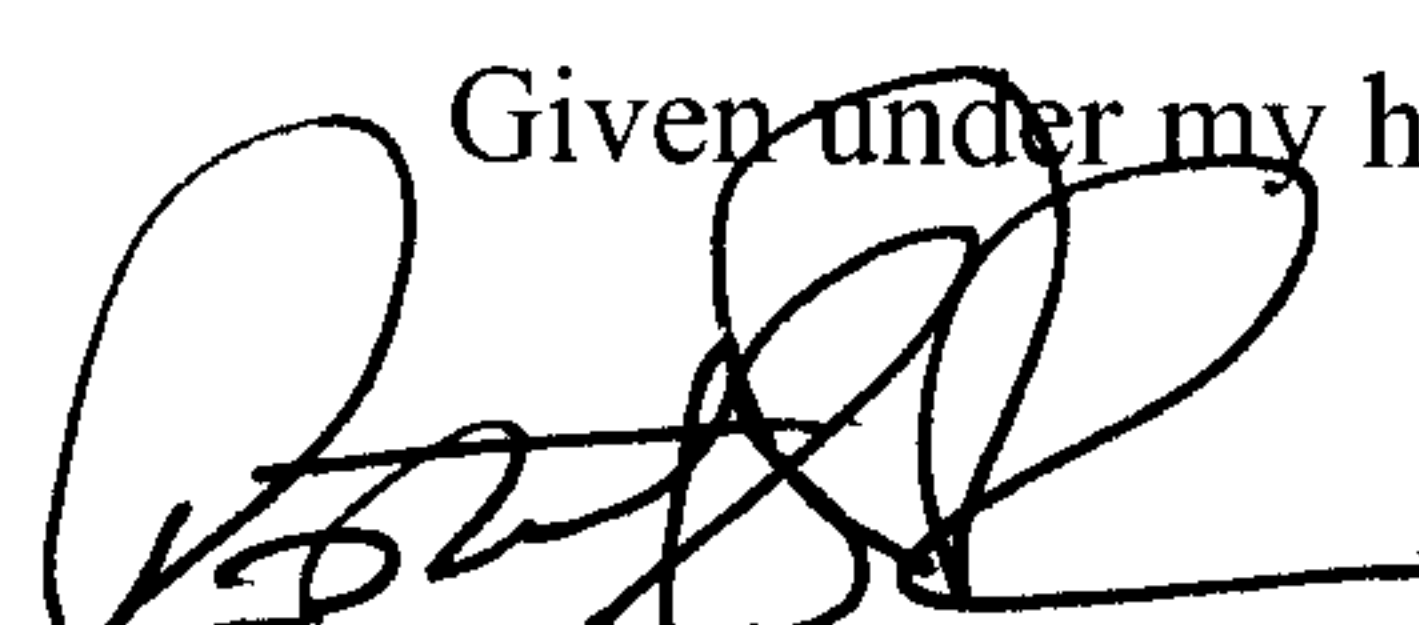
IN WITNESS WHEREOF, the said GRANTORS, **ANGELA BROTHERS**, have hereunto set his, her or their signature(s) and seal(s), this the 1st day of October, 2008.


ANGELA BROTHERS

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **ANGELA BROTHERS**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 1st day of October, 2008


Notary Public

My commission expires: 2/14/10

