


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
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P O Box 822
Columbiana, AL 35051


20090203000035010 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
02/03/2009 02:40:04PM FILED/CERT

After Recording, return to:
George & Diane Broom
4947 Meadowbrook Rd.
Birmingham, AL. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP – EASEMENT DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$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, **HAROLD GRIFFIN and wife, MICKEY GRIFFIN** (herein referred to as *Grantors*) grant, bargain, sell and convey unto **GEORGE BROOM and DIANE BROOM** (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A 10' wide waterline easement, lying 5' either side of and parallel to the following described centerline:

Commence at the SW corner of Section 16, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 89 deg 45' 27" E, a distance of 5.00' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N 00 deg 22' 04" E, a distance of 127.90' to the approximate Southerly R.O.W. line of Shelby County Highway 74, and the POINT OF BEGINNING OF SAID CENTERLINE.

SUBJECT TO:

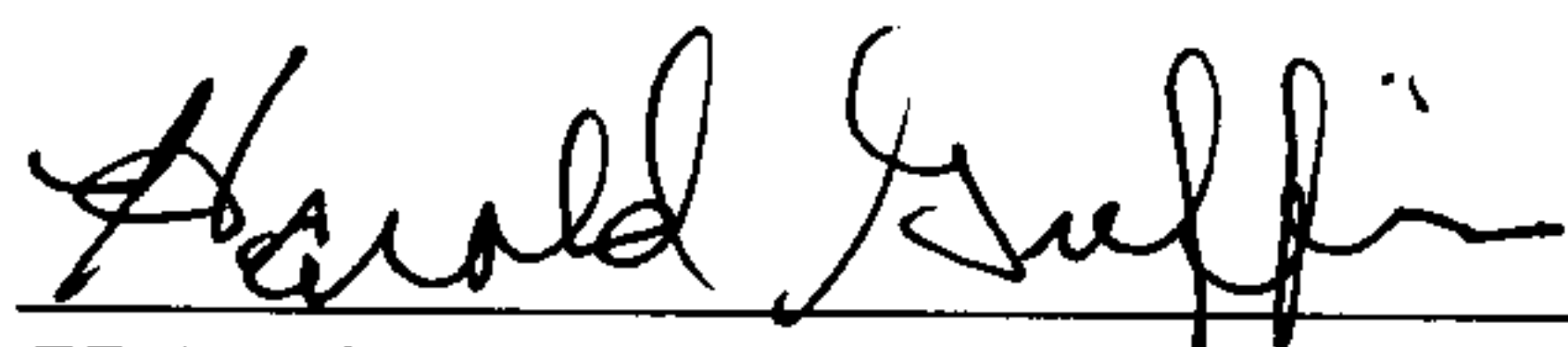
1. Ad valorem taxes due and payable October 1, 2009.
2. Easements, restrictions, rights of way, and permits of record.

Property described herein constitutes no part of the homestead of the Grantor.

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 3rd day of February, 2009.



HAROLD GRIFFIN

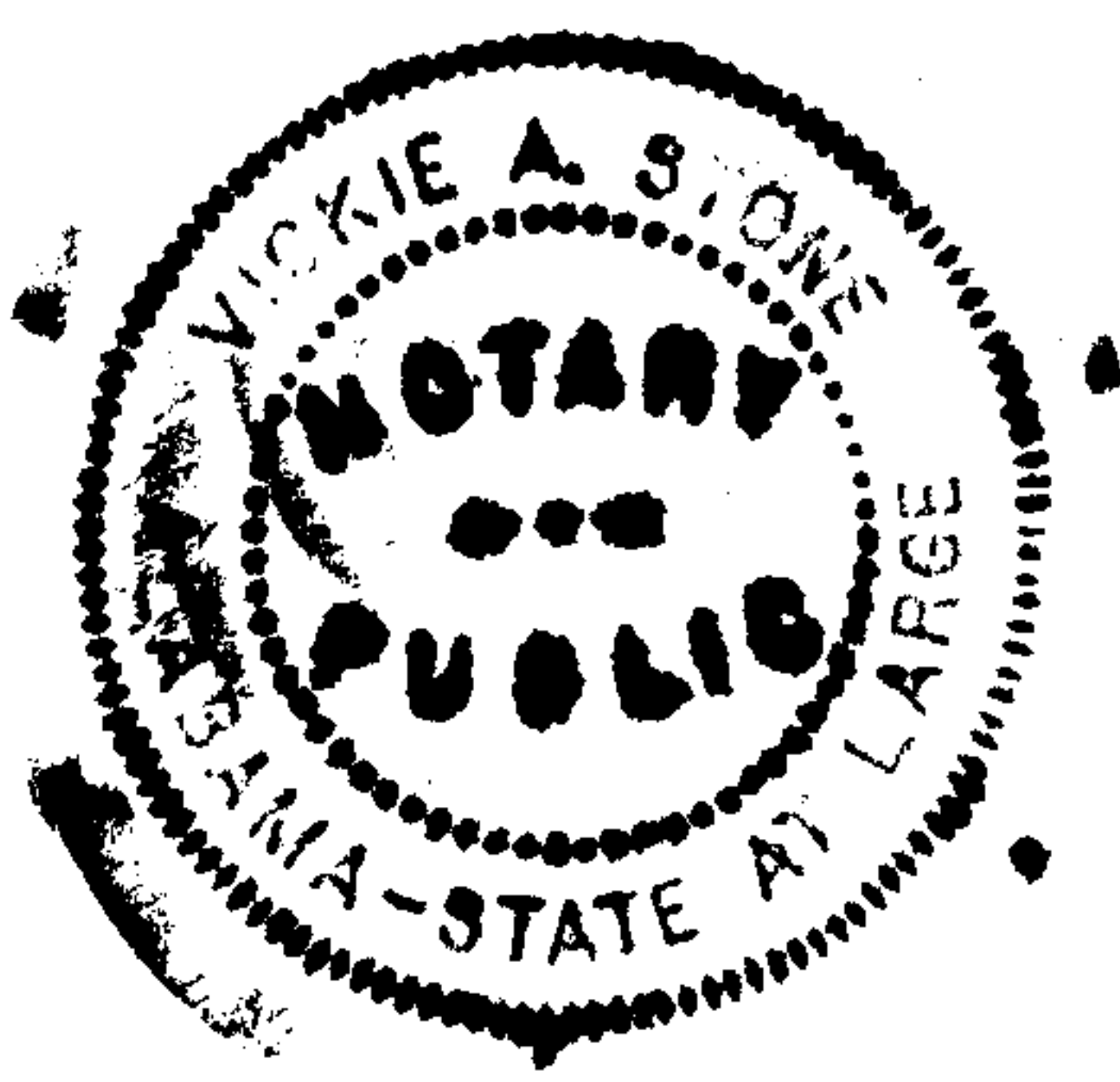


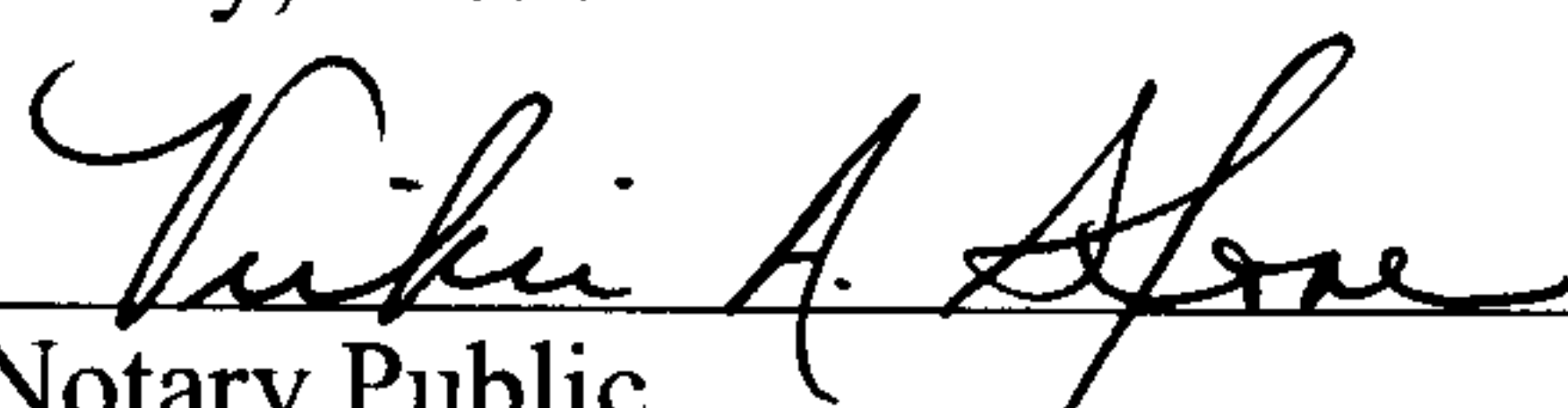
MICKEY GRIFFIN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **HAROLD GRIFFIN and wife, MICKEY GRIFFIN**, 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 3rd day of February, 2009.





Notary Public
My Commission Expires: 3-19-2012

Shelby County, AL 02/03/2009
State of Alabama

Deed Tax: \$5.00