

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Shanna Nowling-Brannon, formerly known as, Shanna M. Nowling, a married woman, the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in cash, and for other good and valuable consideration, hereby acknowledged to have been paid to Grantor by Shanna M. Nowling-Brannon, and Michael G. Brannon, husband and wife, the Grantees, does hereby, subject to all matters hereinafter mentioned, GRANT, BARGAIN, SELL and CONVEY unto the said Grantees, for and during their joint lives, as joint tenants, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and the right of reversion, all that real property situated in the County of Shelby, State of Alabama, described as follows, to-wit:

LOT 51, ACCORDING TO THE SURVEY OF SCOTTSDALE, THIRD ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THAT PART OF SAID LOT 51, SOLD TO ALABASTER WATER AND GAS BOARD IN REAL 52, PAGE 61, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL LOCATED ALONG AND WITHIN THE SOUTHERN BOUNDARY OF LOTS 50 AND 51 IN THE SCOTTSDALE SUBDIVISION, THIRD ADDITION AS LISTED IN MAP BOOK 8, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE PARCEL IS MORE PRECISELY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND MEASURE IN A WESTERLY DIRECTION ALONG THE SOUTHERN BOUNDARY OF SAID SECTION A DISTANCE OF 464.14 FEET TO A POINT, THENCE TURN TO THE RIGHT 59° 15' 11" AND MEASURE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 93.09 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING FOR SAID PARCEL; THENCE TURN 59° 15' 11" FROM PREVIOUS COURSE AND MEASURE IN A WESTERLY DIRECTION A DISTANCE OF 376.69 FEET TO A POINT ON THE EASTERN RIGHT OF WAY BOUNDARY MICHAEL DRIVE; THENCE TURN TO THE RIGHT 85° 37' 50" AND MEASURE IN A NORTHERLY DIRECTION ALONG THE EASTERN RIGHT OF WAY BOUNDARY OF MICHAEL DRIVE A DISTANCE OF 10.03 FEET TO A POINT; THENCE TURN TO THE RIGHT 94° 22' 10" AND MEASURE IN AN EASTERLY DIRECTION A DISTANCE OF 257.34 FEET TO A POINT; THENCE TURN TO THE LEFT 30° 44' 49" AND MEASURE IN A NORTHEASTERLY DIRECTION A DISTANCE OF 98.11 FEET TO A POINT, THENCE TURN TO THE RIGHT 90° 00' 00" AND MEASURE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 70.00 FEET TO A POINT, SAID BEING THE POINT OF BEGINNING.

EXCEPTING THEREFROM such oil, gas and other minerals in, on and under said real property, together with all rights in connection therewith, as have previously been reserved by or conveyed by others.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the above described property unto the said

Grantees, for and during their joint lives, as joint tenants, and upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

THE CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Restrictive covenants as contained in instrument recorded in Misc. Volume 51, Page 631 but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions, or restrictions violate 42 USC 3604 (c).
2. Easement granted Alabama Power Company by instrument recorded in Volume 349, Page 800.
3. Building setback lines and easements and all other matters as shown on recorded plat of said subdivision.

All recording references are to the records in the Office of the Judge of Probate, Shelby County, Alabama.

AND except as to taxes hereafter falling due, and except as to the above restrictions, reservations, rights of way and easements, all of which are assumed by the said Grantees, Grantor does, for herself and her successors and assigns, hereby covenant with Grantees that it is seized of an indefeasible estate in fee simple in said property, that said property is free and clear of all encumbrances, and that it does hereby WARRANT AND WILL FOREVER DEFEND the title to said property unto Grantees, and to the survivor of them, and to the heirs and assigns of such survivor, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed these presents on this the 24 day of Nov., 2009.

Shanna Nowling-Brannon (SEAL)
SHANNA NOWLING-BRANNON
formerly known as SHANNA M. NOWLING 11/24/09

Michael A. Brannon 11-24-09 (SEAL)
MICHAEL BRANNON



20091221000464980 3/3 \$18.00
Shelby Cnty Judge of Probate, AL
12/21/2009 12:37:32 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Shanna Nowling-Brannon formerly known as Shanna M. Nowling, whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 24 day of November, 2009.

Margaret C. Dawson
NOTARY PUBLIC

[AFFIX SEAL HERE]

My Commission Expires: 1-24-2012

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Michael Brannon, whose name is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 24 day of November, 2009.

Margaret C. Dawson
NOTARY PUBLIC

[AFFIX SEAL HERE]

My Commission Expires: 1-24-2012

Grantor's Address:

1403 Michael Dr.
Alabaster, AL 35007

Grantee's Address:

1403 Michael Dr.
Alabaster, AL 35007

This Instrument Prepared By:

Alexandra K. Garrett
Silver, Voit & Thompson
Attorneys at Law, P.C.
4317-A Midmost Drive
Mobile, AL 36609
Telephone: 251/343-0800
LS-4564-13446/rc

AKG
MHT