


This instrument was prepared by:  
**Mike T. Atchison, Attorney**  
P.O. Box 822  
Columbiana, Alabama 35051

  
20110822000247180 1/1 \$13.00  
Shelby Cnty Judge of Probate, AL  
08/22/2011 02:23:55 PM FILED/CERT

Send Tax Notice to:  
**Thomas O. Diffie**  
9902 Hwy 55  
Sterrett, AL 35447

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

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of ONE THOUSAND AND NO/100 DOLLARS (\$1,000.00), and any 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, **Betty S. Broome, a single woman (herein referred to as grantor)** grant, bargain, sell and convey unto **THOMAS O. DIFFEE and LEIANN DIFFEE (herein referred to as grantees)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

All my undivided 1/3<sup>rd</sup> interest in and to the following described property, to-wit:  
A strip of land of a uniform 40-foot width along the Eastern boundary of the SW ¼ of SE ¼, Section 22, Township 20 South, Range 1 East, Shelby County, Alabama. Together with all rights reserved in said strip for a public road, as set forth in deed recorded in Deed Book 264, Page 831, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

**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.

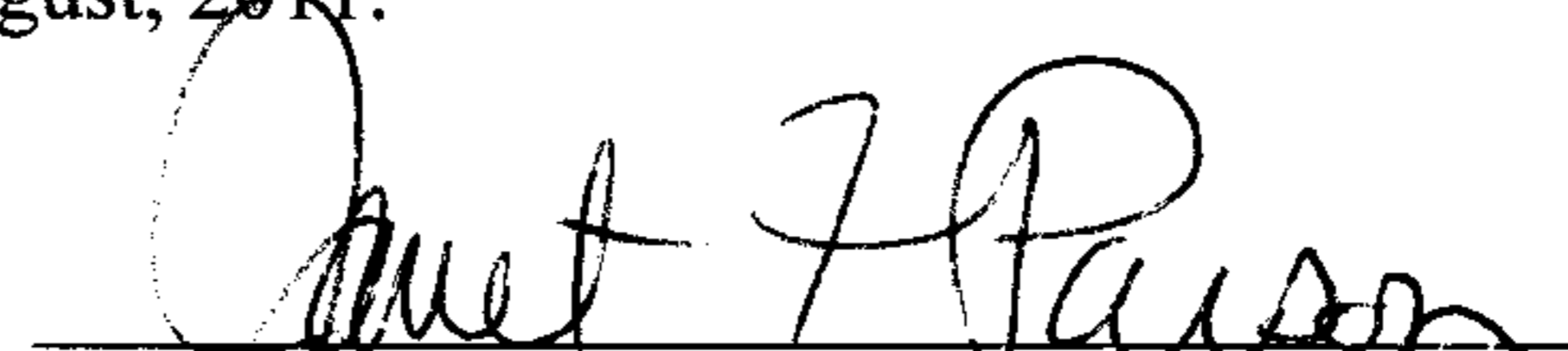
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 12<sup>th</sup> day of August, 2011.

  
Betty S. Broome

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Betty S. Broome**, whose name is are 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 12<sup>th</sup> day of August, 2011.

  
Notary Public

My commission expires: 10/16/2012