

10,000

WARRANTY DEED



20120111000014860 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
01/11/2012 02:27:36 PM FILED/CERT

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

Faye Connell Brand
72 Brand Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **MAVIS BRAND**, of 64 Brand Street, Montevallo, AL 35115, an unmarried woman, do grant, bargain, sell, and convey unto FAYE CONNELL BRAND, an unmarried woman, of 72 Brand Street, Montevallo, AL 35115 (herein referred to as grantee, whether one or more) the following described real estate situated in Shelby County, Alabama, to-wit:

Part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of §22, Twp 22S, R3W. Begin at the NE corner of the SE $\frac{1}{4}$ - SW $\frac{1}{4}$ of §22, Twp 22S, R3W and run thence S along the E line of said $\frac{1}{4}$ § 210 feet; thence turn right 90°04'37" and run W for 115.31 feet; thence run right 56°57'08" and run NW 199.82 feet; thence turn right 15°27'49" and run NW for 45.59 feet; thence turn right 109°15'08" and run E for 76.13 feet; thence turn left 81°32'17" and run NE 53.67 feet; thence turn right 93°04'09" and run SE for 156.33 feet to a point on the E line of the NE $\frac{1}{4}$ -SW $\frac{1}{4}$ of §22, Twp 22S, R3W; thence turn right 76°41'04" and run S for 15.87 feet to the point of beginning.
Containing \pm 1 acre.

All according to a survey drawn by Olden G Webb III, Ala L S #11847, on 23 December 2011.

No part of the property conveyed herein forms any part of the homestead of any grantor. Each grantor owns other property which does form homestead.

To have and to hold to the said grantee, her heirs and assigns forever.

MAVIS BRAND, does for herself and for her administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her administrators, heirs, and successors shall warrant and defend the same to the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I, **MAVIS BRAND**, have set my hand and seal, this 07 January 2012.

Witness:

Steve Sears

Mavis Brand (Seal)
MAVIS BRAND

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **MAVIS BRAND**, whose name is signed to the foregoing conveyance, and who is (made) 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 07 January 2012.

Steve Sears

My commission expires 07 March 2014

Notary public