


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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051


20120130000033110 1/1 \$17.00
Shelby Cnty Judge of Probate, AL
01/30/2012 09:32:20 AM FILED/CERT

Send Tax Notice to:
Lawrence Neil Bryant
7172 Hwy 49
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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, *Marie A. Bryant, a single woman* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Lawrence Neil Bryant and wife, Andrea L. Bryant* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

A part of the West 1/2 of the SW 1/4 of the SW 1/4 of Section 29, Township 20 South, Range 1 East and that part of the SE 1/4 of the SE 1/4 of Section 30, Township 20 South, Range 1 East, Shelby County, Alabama, lying East of Shelby County Highway #49, described as follows:
Commence at the Southwest corner of said Section 29; thence run East along the South Section line to the East right of way of Shelby County Highway #49 and the point of beginning; thence continue last course 624.83 feet to a concrete monument; thence turn left 85 degrees 50 minutes 19 seconds and run North 577.17 feet; thence turn left 94 degrees 09 minutes 41 seconds and run West 661.59 feet to the East right of way of said Highway; thence turn left 89 degrees 29 minutes 23 seconds and run South 575.67 feet along said right of way to the point of beginning.
According to survey of Amos L. Cory, RLS #10550, dated June 13, 1991.
Situated in SHELBY County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2012.
2. Easements, restrictions, rights of way, and permits of record.

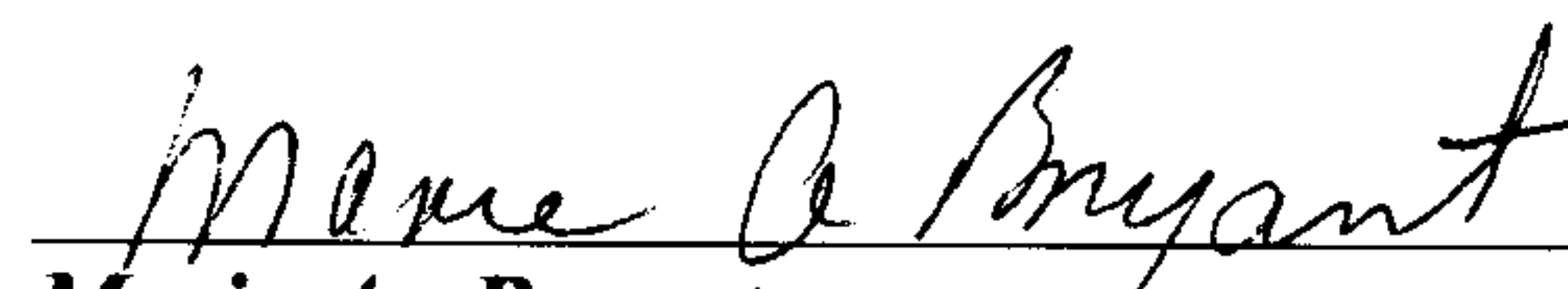
This property constitutes no part of the household of the grantor herein.
Grantor herein reserves a Life Estate in and to the above described property.
Marie A. Bryant is one and the same as Maria A. Bryant, grantee in Inst # 2010031900008038.

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 27th day of January, 2012.

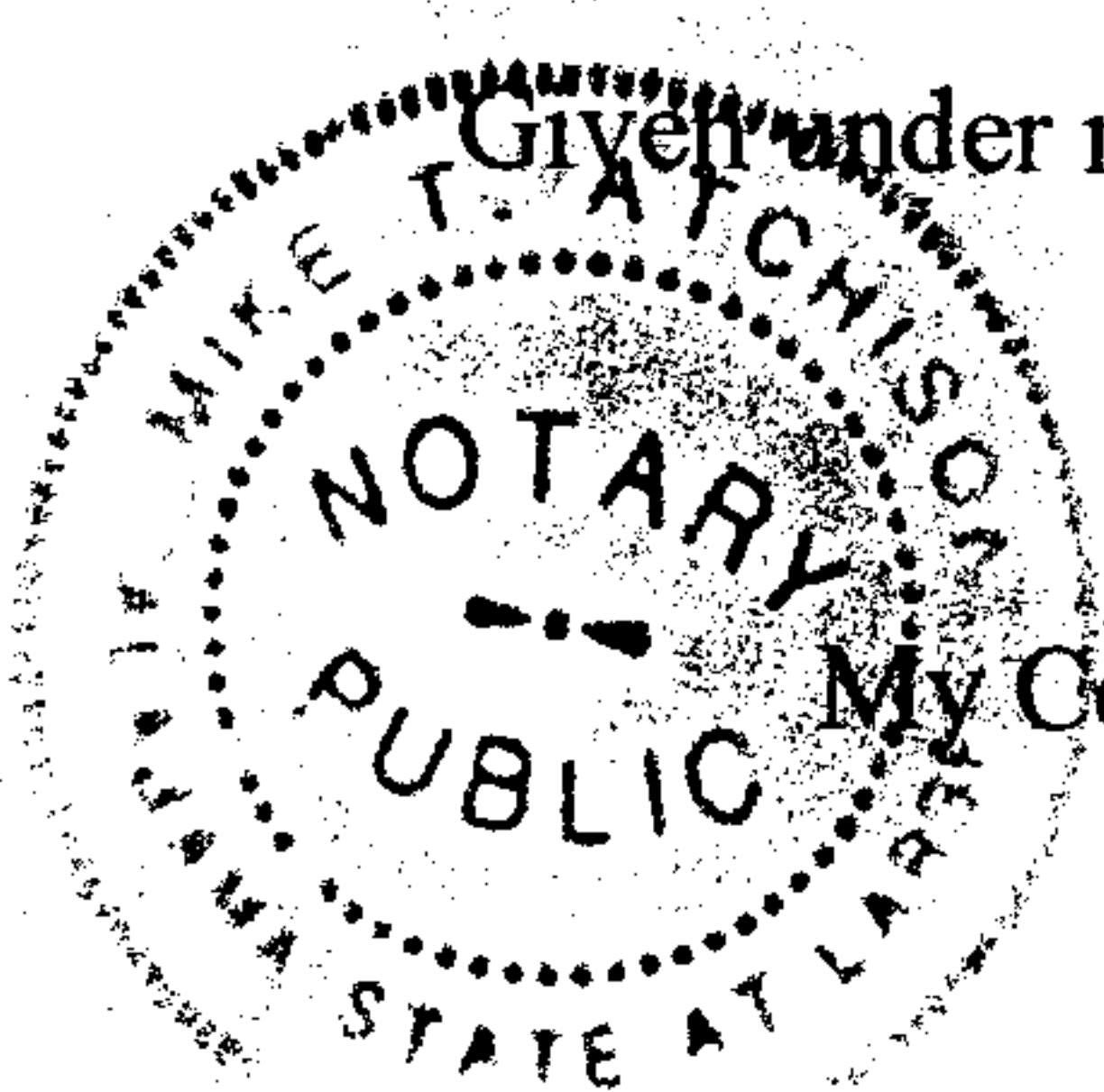
Shelby County, AL 01/30/2012
State of Alabama
Deed Tax: \$5.00


Marie A. Bryant

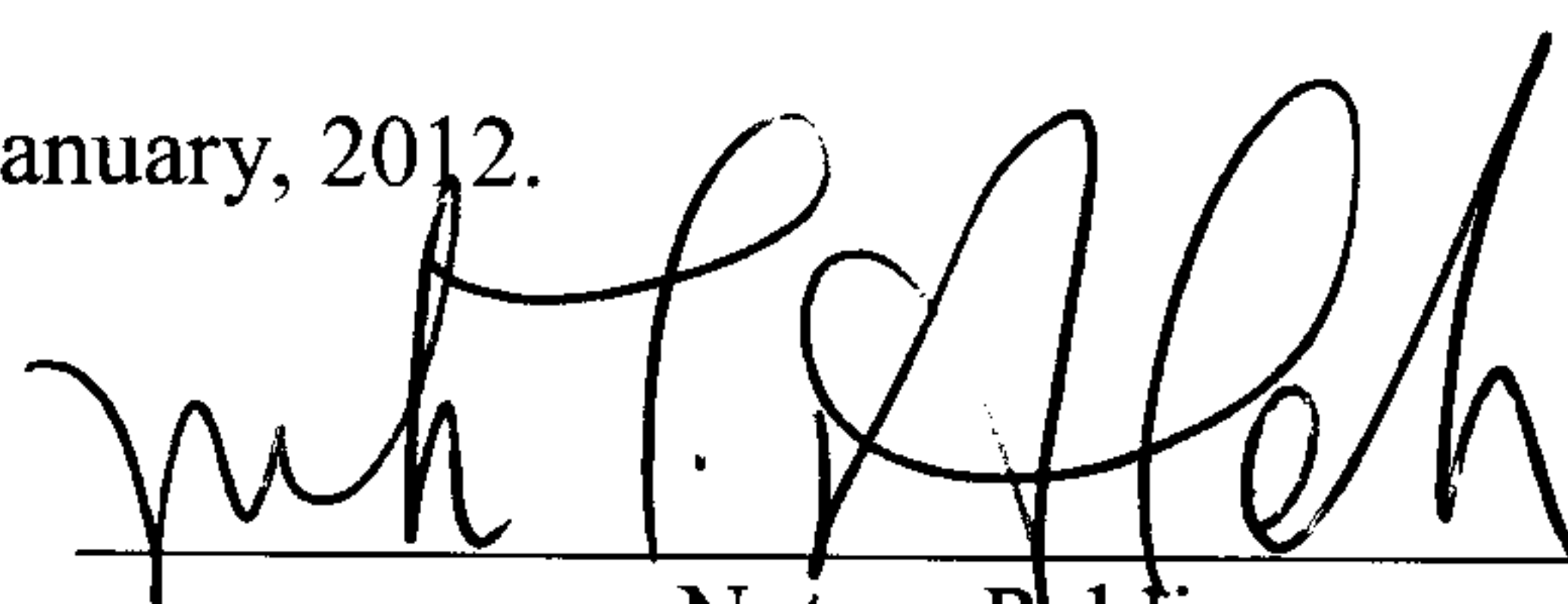
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Marie A. Bryant*, whose name is 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 27th day of January, 2012.



My Commission Expires: 10-16-12


Notary Public