

Send tax notice to:

Dafard P. Grimes

Linda L. Grimes

8742 Hwy 51

Westover, AL 35147

NTC1200121

This instrument prepared by:

Stewart & Associates, P.C.

3595 Grandview Pkwy, #645

Birmingham, Alabama 35243

State of Alabama

County of Shelby



20120629000230040 1/2 \$165.00
Shelby Cnty Judge of Probate, AL
06/29/2012 01:11:56 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) in hand paid to the undersigned **Leslie Kemm Brannen and Jeanne O. Brannen, Husband and Wife**, (hereinafter referred to as "Grantors"), by **Dafard P. Grimes and Linda L. Grimes** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Southeast one-fourth of the Southwest one-fourth of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; from this beginning point proceed South 85° 20' 53" East along the North boundary of said quarter-quarter section for a distance of 631.15 feet to a crimp top pipe in place; thence proceed South 05° 11' 06" West for a distance of 917.83 feet to a 1/2" capped rebar in place; thence proceed North 84° 43' 08" West for a distance of 615.33 feet to a capped rebar in place; thence proceed North 04° 13' 19" East along the West boundary of said quarter-quarter section for a distance of 851.06 feet to a capped rebar in place; thence proceed North 87° 00' 52" West for a distance of 334.17 feet to a capped rebar in place being located on the Easterly right of way of Shelby County Road No. 51; thence proceed North 41° 48' 30" East along the Easterly right of way of said road for a distance of 77.01 feet to a 1" crimp top pipe in place being located on the North boundary of the Southwest one-fourth of the Southwest one-fourth; thence proceed South 87° 00' 40" East along the North boundary of said quarter-quarter section for a distance of 287.19 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Southwest one-fourth and the Southwest one-fourth of the Southwest one-fourth of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama.

Shelby County, AL 06/29/2012
State of Alabama
Deed Tax: \$150.00

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2012 AND THEREAFTER.


BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.


The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises;

that it is free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Leslie Kemm Brannen and Jeanne O. Brannen have hereunto set their signatures and seals on June 21, 2012.


Leslie Kemm Brannen


Jeanne O. Brannen

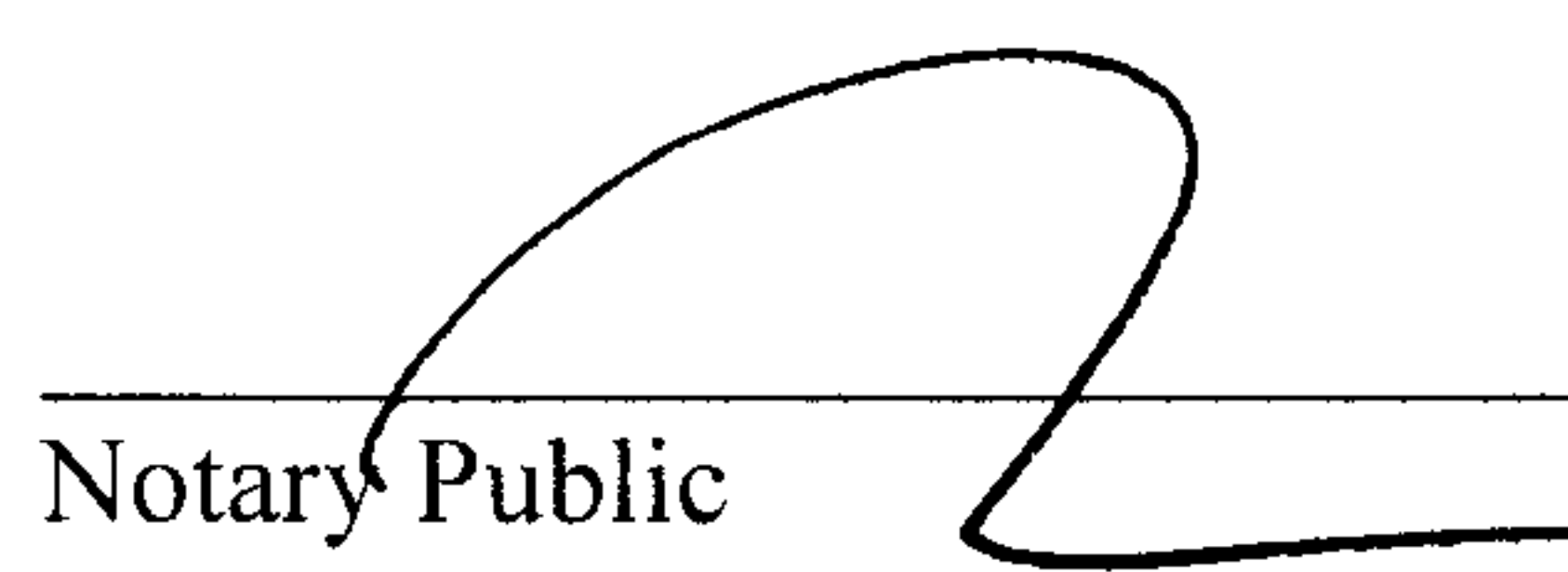

20120629000230040 2/2 \$165.00
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TATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leslie Kemm Brannen and Jeanne O. Brannen, Husband and Wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of June, 2012.

(NOTARIAL SEAL)


Notary Public
Print Name:
Commission Expires:

