

THIS INSTRUMENT PREPARED BY:
BOARDMAN, CARR, HUTCHESON & BENNETT, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Michael A. Brown
3421 Highway 83
Vincent, AL 35178

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Forty Thousand and 00/100 (\$40,000.00) DOLLARS,, and other good and valuable consideration, the amount of which can be verified in the sales contract dated August 24, 2012 between the parties, this day in hand paid to the undersigned GRANTOR, **Karen H. Purser, a single individual**, whose address is 5024 County Road 47, Fayette, Alabama 35555 (hereinafter referred to as GRANTOR), whose address is 5024 County Road 47, Fayette, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Michael A. Brown and William C. Brown**, whose address is 3421 Highway 83, Vincent, Alabama 35178 (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the Northeast corner of the South 1/2 of the SW 1/4 of the SE 1/4 of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; thence run West along the North line of said South 1/2 a distance of 380.04 feet to the point of beginning; thence turn left 90 deg. 55 min. 11 sec. and run South a distance of 1486.27 feet to the Northerly right of way line of Shelby County Road No. 83; thence turn right and run Southwesterly along said North right of way line a distance of 191 feet, more or less; thence turn right and run North and parallel to the East line of said property a distance of 1027.19 feet; thence turn left 26 deg. 55 min. 45 sec. and run Northwesterly a distance of 315.72 feet; thence turn right 44 deg. 49 min. 40 sec. and run Northeasterly a distance of 123.06 feet to the intersection of two creeks; thence turn left 25 deg. 04 min. and run Northwesterly along said creek 140 feet, more or less, to the North line of said South 1/2 of the SW 1/4 of the SE 1/4 of Section 9, Township 19 South, Range 2 East; thence turn right and run East along said North line a distance of 295.62 feet to the point of beginning. Situated in Shelby County, Alabama.

Property Address: 3421 Highway 83, Vincent, AL 35178


Karen H. Purser is the surviving grantee of that certain deed recorded in Deed Book 341, page 22 in the Probate Office of Shelby County, Alabama; the other grantee, Douglas M. Purser, is deceased, having died on or about October 22, 2005.


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 7th day of September, 2012.


20120911000343630 1/2 \$55.00
Shelby Cnty Judge of Probate, AL
09/11/2012 10:40:38 AM FILED/CERT



Karen H. Purser

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Karen H. Purser, a single individual 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 Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of September, 2012.

Katherine Hootbey
NOTARY PUBLIC
My Commission Expires: 8/16/13



20120911000343630 2/2 \$55.00
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Shelby County, AL 09/11/2012
State of Alabama
Deed Tax: \$40.00

KHP