

14-769

Send tax notice to: Jeff T. Brewer, 3095 Cahaba Valley Rd., Indian Springs, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.
Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred fifty thousand and no/100 (\$450,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Joyce Criswell as Executrix of the Estate of Dudley McGuire, II, Shelby Co. Probate Case No. 2013-000439 and Joyce Criswell a married woman as sole heir of Dudley McGuire, II, whose mailing address is: 43 Rondale DR

(Sumiton, Al. 35148) (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jeff T. Brewer and Carmen Farmer Brewer, whose mailing address is: 3095 Cahaba Valley Rd., Indian Springs, Al. 35124

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in Shelby County, Alabama, the address of which is: 3095 Cahaba Valley Rd., Indian Springs, Al. 35124 , to-wit

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$360,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Joyce Criswell is a married woman, however, the property herein described is not the homestead of the Grantor or her spouse.

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 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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 28th day of May, 2014.

Joyce Criswell as Executrix of the Estate of Dudley McGuire (Seal)

JOYCE CRISWELL AS EXECUTRIX OF THE ESTATE
OF DUDLEY MCGUIRE, II, SHELBY CO. PROBATE
COURT #2013-000439

Joyce Criswell (Seal)
JOYCE CRISWELL, individually

State of ALABAMA
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joyce Criswell as Executrix of the Estate of Dudley McGuire, II, Shelby Co. Probate Court #2013-000439 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 in her capacity as Executrix of the Estate of Dudley McGuire, II executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of May, 2014.

My commission expires: 5/13/17

NOTARY PUBLIC

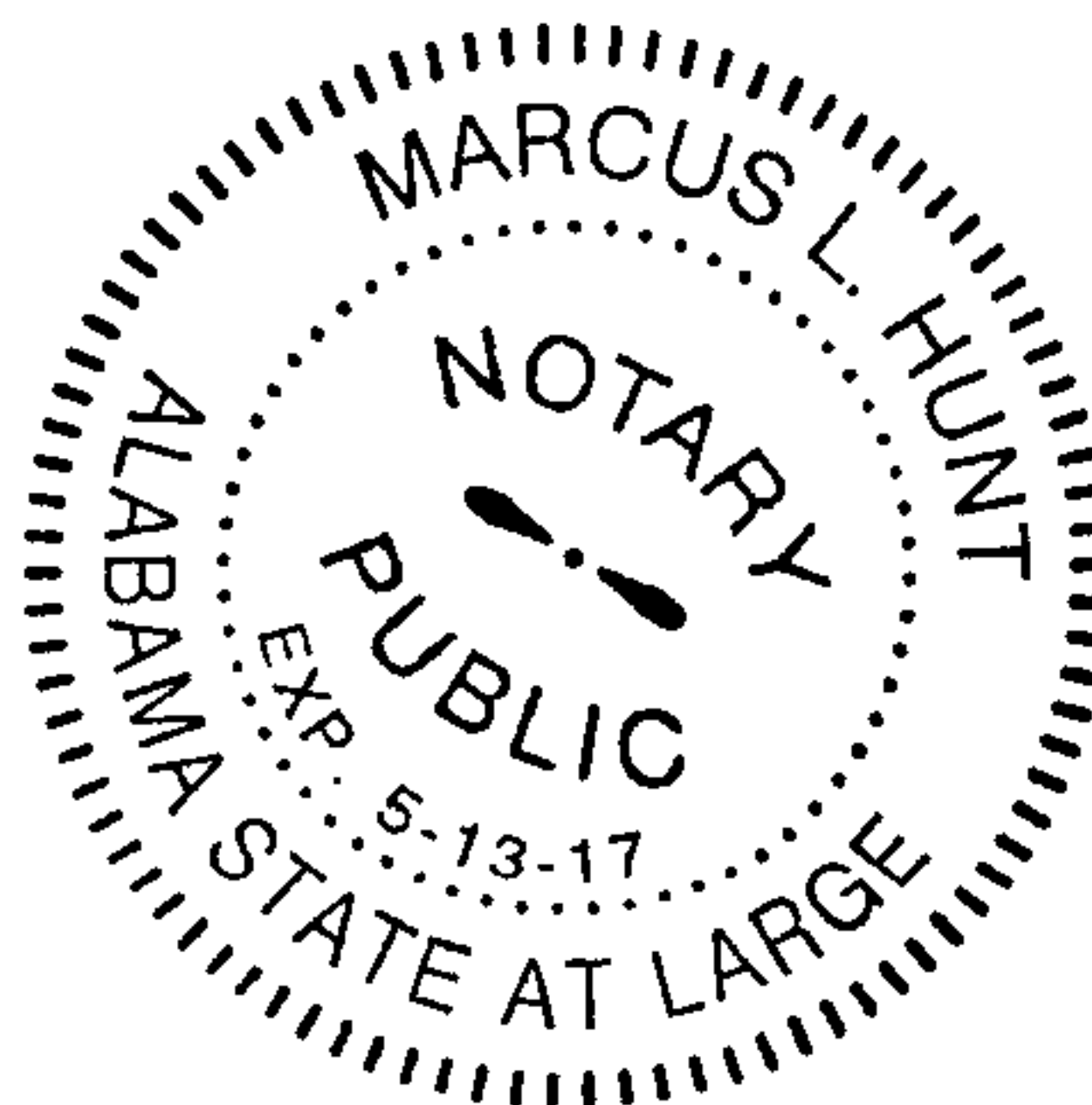
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County in said state hereby certify that Joyce Criswell, a married woman whose name is signed to the foregoing conveyance 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 the 28th day of May, 2014.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/13/17



20140529000161110 2/3 \$110.00
Shelby Cnty Judge of Probate, AL
(5/29/2014 08:20:36 AM FILED/CERT

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1

A parcel of land situated in the NE ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the at the NE corner of the NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama; thence N87°49'48"W along the north line of said 1/4-1/4 section for a distance of 1,097.00 feet to a point; thence S11°07'22"E for a distance of 402.13 feet to a rebar capped K.B. Weygand, said point also being the POINT OF BEGINNING; thence S12°04'08"E for a distance of 350.32 feet to a PK nail; thence continue southerly along said line for a distance of 204.63 feet to a railroad spike; thence S68°59'04"W, a distance of 303.69 feet to a rebar capped EDG; thence S12°01'26"E, a distance of 323.18 feet to a rebar capped K.B. Weygand on the northwesterly right-of-way of Alabama Highway 119; thence S68°59'29"W, along said right-of-way for a distance of 167.67 feet to a rebar capped K.B. Weygand; thence N16°59'23"W and leaving said right-of-way for a distance of 348.46 feet to a rebar capped K.B. Weygand; thence N11°10'00"W for a distance of 490.27 feet to rebar capped K.B. Weygand; thence S78°13'52"W for a distance of 57.20 feet to a 1" open pipe; thence N11°13'02"W for a distance of 74.82 feet to a rebar capped K.B. Weygand; thence N78°01'36"E for a distance of 228.30 feet to a rebar capped EDG; thence N11°40'31"W for a distance of 25.11 feet to a ½" rebar; thence N61°40'49"E for a distance of 243.13 feet to a ¾" rebar and a point of curve to the right, said curve having a radius of 35.63' and an internal angle of 80°22'05"; thence along the arc of said curve for a distance of 49.98 feet to a rebar capped K.B. Weygand and a point of tangency; thence S37°57'06" for a distance of 39.06' to a rebar capped K.B. Weygand; thence N78°22'39" for a distance of 22.42 feet to the POINT OF BEGINNING.

Less and Except:


A parcel of land situated in the NE ¼ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Commence at the at the NE corner of the NE 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama; thence N87°49'48"W along the north line of said 1/4-1/4 section for a distance of 1,097.00 feet to a point; thence S11°07'22"E for a distance of 402.13 feet to a rebar capped K.B. Weygand; thence S12°04'08"E for a distance of 350.32 feet to a PK nail; thence continue southerly along said line for a distance of 204.63 feet to a railroad spike; thence S68°59'04"W, a distance of 303.69 feet to a rebar capped EDG; thence S12°01'26"E, a distance of 323.18 feet to a rebar capped K.B. Weygand on the northwesterly right-of-way of Alabama Highway 119; thence S68°59'29"W, along said right-of-way for a distance of 167.67 feet to a rebar capped K.B. Weygand; thence N16°59'23"W and leaving said right-of-way for a distance of 348.46 feet to a rebar capped K.B. Weygand; thence N11°10'00"W for a distance of 490.27 feet to rebar capped K.B. Weygand and the POINT OF BEGINNING; thence S78°13'52"W for a distance of 57.20 feet to a 1" open pipe; thence N11°13'02"W for a distance of 74.82 feet to a rebar capped K.B. Weygand; thence N78°01'36"E for a distance of 228.30 feet to a rebar capped EDG; thence S9°33'07"E for a distance of 75.16 feet to a 1/2" rebar; thence S77°58'59"W for a distance of 169.67 feet to the POINT OF BEGINNING.

Less and except:

1. Subject to a 30' ingress, egress, and utility easement as recorded in Deed Book 190 Page 224 in the Office of the Judge of Probate in Shelby County, Alabama.

2. Subject to a 50' and a 60' right-of-way as recorded in Inst# 1994-06619 in the Office of the Judge of Probate in Shelby County, Alabama.


20140529000161110 3/3 \$110.00
Shelby Cnty Judge of Probate, AL
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