

THIS INSTRUMENT WAS PREPARED BY:

Clay Branum  
1716 Lake Hardwood Drive  
Birmingham, AL. 35242

SEND TAX NOTICE TO:

Mrs. Louise Cole  
341 Farmingdale Lane  
Harpersville, AL. 35078

WARRANTY DEED JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )



20190426000138930 1/2 \$46.00  
Shelby Cnty Judge of Probate, AL  
04/26/2019 03:39:54 PM FILED/CERT

That in consideration of TWENTY EIGHT THOUSAND AND NO/100 DOLLARS (\$28,000.00) to the undersigned CLAYTON L. BRANUM, a married man and AURORA M. MITCHELL, a married woman (hereinafter referred to as "Grantors") by LOUISE COLE (hereinafter referred to as "Grantee") the receipt and sufficiency of which are hereby acknowledged, Grantors do by these presents, grant, bargain, sell and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 67, according to the Map of Farmingdale Estates, Sector 4,  
as recorded in Map Book 39, Page 120, in the Probate Office of  
Shelby County, Alabama, being situated in Shelby County, Alabama.

NOTE: The above described real estate does not constitute the homestead of Grantors.

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.

The Grantors do for themselves, their successors and assigns, covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/26/2019  
State of Alabama  
Deed Tax: \$28.00

IN WITNESS WHEREOF, Grantors, CLAYTON L. BRANUM and AURORA M. MITCHELL have hereunto set their signatures and seals on this the 22nd day of March, 2019.

Clayton L. Branum  
CLAYTON L. BRANUM  
Aurora Mitchell  
AURORA M. MITCHELL

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CLAYTON L. BRANUM, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, he, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of March, 2019.

[Signature]  
NOTARY PUBLIC  
My commission expires:  
[Signature]  
KEVIN LEMONT  
NOTARY PUBLIC  
STATE OF ALABAMA  
COMM. EXP. 10-14-2019

STATE OF TEXAS )  
COUNTY OF )

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that AURORA M. MITCHELL, a married woman whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, she, 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 19 day of March, 2019

JOSE LUIS ROBLEDO  
NOTARY PUBLIC - STATE OF TEXAS  
ID # 128912890-0  
COMM. EXP 09-06-2020

[Signature]  
NOTARY PUBLIC  
My commission expires:  
09-06-2020