

This instrument was prepared by

Send Tax Notice To: James A. Brennan  
name  
1204 Southwind Drive  
address Helena, Alabama 35080

(Name) Dale Corley  
(Address) 2100 Sixteenth Avenue South  
Birmingham, Alabama 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA  
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Five Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Tuskin J. Caldwell, III and wife, Jan S. Caldwell  
James A. Brennan and wife, Velma Brennan

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
SHELBY County, Alabama to-wit:

Lot 55, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama; Situated in the Town of Helena, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1987 AUG -4 PM 2:39  
JUDGE OF PROBATE

Subject to existing easements, restrictions, set back rights of way, limitations, if any, of record.

- 1. Deed Tax \$ 4.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 7.50

\$71,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, 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 hand(s) and seal(s), this 19<sup>th</sup> day of May, 1987.

WITNESS:  
Rosemary M. Coe (Seal)  
Robert Moore (Seal)  
Althea Gentry Brown (Seal)

Tuskin J. Caldwell III (Seal)  
Jan S. Caldwell (Seal)

STATE OF ALABAMA Arkansas  
Pulaski COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tuskin J. Caldwell, III and wife, Jan S. Caldwell whose name 's are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of May, A. D., 1987

My Commission Expires:  
Form 31-A August 13, 1993

Margie L. Whittier Notary Public.