

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

Send Tax Notice To: Robert Guy Bryan
name
337 Willow Glen Court
address
Alabaster, AL 35007

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 Sixty one thousand nine hundred and no/100 (61,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dale E. Fowler, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert Guy Bryan and J. Luce Bryan
(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 8, in Block 3, according to Willow Glen Second Sector as recorded in Map Book 8, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1988.
Subject to restrictions, rights of way, building lines and easements of record.

BOOK 155 PAGE 618

\$55,700.00 of the purchase price was paid from the proceeds of 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, I have hereunto set my hand(s) and seal(s), this 9th day of October, 19 87

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
1987 OCT 18 AM 9:28 (Seal)

Dale E. Fowler (Seal)
Dale E. Fowler

STATE OF ALABAMA
Jefferson COUNTY
Thomas A. Snowden
JUDGE OF PROBATE (Seal)

General Acknowledgment
1. Deed Tax \$ 6.50 (Seal)
2. Mtg Tax (Seal)
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 10.00

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Dale E. Fowler, a single man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, A. D., 19 87

Larry L. Halcomb
Notary Public