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This instrument was prepared by
LARRY E. HALCOMB
ATTORNEY AT LAW
(Name) 8512 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35209

Send Tax Notice To: Richard A. Brazil
name
4901 Monona Circle
Birmingham, AL 35244
address

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 Eighty Nine Thousand Five Hundred & No/100 (89,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lee T. Gatins, a single man & Gayln Gatins, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard A. Brazil & Pamela A. Brazil

(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 10, Block 1 according to the Survey of Indian Valley, Fourth Sector as recorded
in Map Book 5, page 99 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1989.

Subject to restrictions, building lines and easements of record.

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89,500.00 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, WE have hereunto set OUR hand(s) and seal(s), this 11-29-88
day of November, 1988

WITNESS:

(Seal)

(Seal)

(Seal)

Lee T. Gatins (Seal)
Gayln Gatins (Seal)

STATE OF ~~ALABAMA~~ **GEORGIA**
DEKALB COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State,
hereby certify that Gayln Gatins, a single woman
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29th day of November, A. D., 1988

Notary Public, DeKalb County, Georgia
My Commission Expires Feb. 9, 1992

[Signature]
Notary Public.

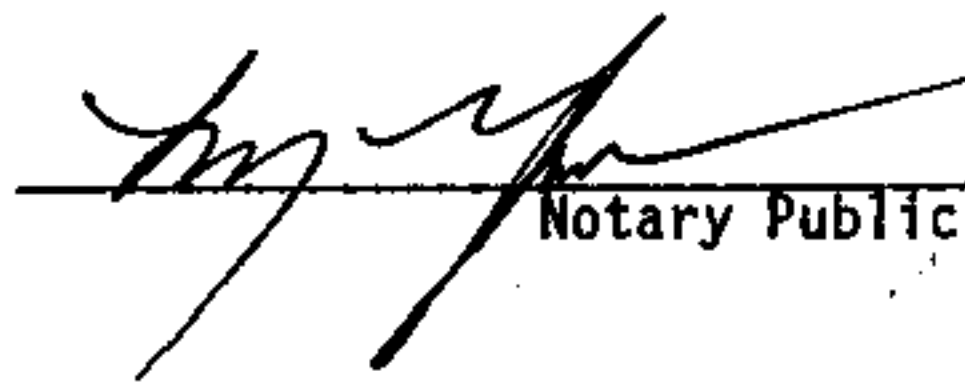
My Commission Expires: _____

(SEAL)

On this 30th day of November 1988, I, Larry L. Halcomb, a Notary Public in and for said county and in said state, hereby certify that Lee T. Gatins, 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 30th day of November A.D., 1988

My Commission Expires: 1/23/90


Notary Public

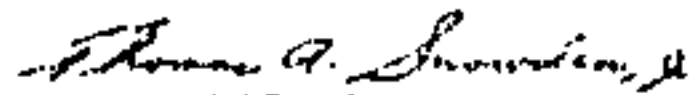
LARRY L. HALCOMB
ATTORNEY AT LAW
5512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

TO

**WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

STATE OF ALA. SHELLED
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -2 AM 10: 26


JUDGE OF PROBATE

1. Deed Tax	\$	—
2. Mig. Tax		—
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00

Recording Fee \$
Deed Tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA

600 20TH STREET NORTH
BIRMINGHAM, ALABAMA 35203-2693
(205) 251-2871

Return to:

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