

## Send Tax Notice To:

Charles K. Brown  
5259 Birdsong Road  
Birmingham, AL 35242

## This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
2100 SouthBridge Parkway, Suite 650  
Birmingham, Alabama 35209

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

That in consideration of ONE HUNDRED NINE THOUSAND AND NO/100 Dollars.....

..... (\$109,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, John B. Peitron, and wife, Kathleen F. Pietron, (herein referred to as Grantor) do grant, bargain, sell and convey unto CHARLES K. BROWN AND CHARLOTTE A. BROWN (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 67, according to the Survey of Sunny Meadows, Second Sector, as recorded in Map Book 9, Page 1 A & B, in the office of the Judge of Probate of Shelby County, Alabama.

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

\$ 103,550.00 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 do for myself and for my heirs, executors, and administrators covenant with 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 we have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 19th day of September, 1988.

John B. Peitron  
John B. Peitron

Kathleen F. Pietron  
Kathleen F. Pietron

STATE OF <sup>Virginia</sup> ~~ALABAMA~~ )  
COUNTY OF Roanoke )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that John B. Peitron, and wife, Kathleen F. Pietron, whose names 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 date the same bears date.

Given under my hand and official seal, this the 19 day of September, 1988.

Paul A. Higgins  
Notary Public

My Commission Expires: March 27, 1992

pietron.txt

BOOK 219 PAGE 716

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 DEC 28 PM 3:00

James C. Thompson Jr.  
JUDGE OF PROBATE

1. Notary Fee	<u>5.50</u>
2. Recording Fee	<u>5.00</u>
3. Recording Fee	<u>1.00</u>
4. Indexing Fee	<u>11.50</u>
TOTAL	<u>11.50</u>

6.00  
5.00  
1.00  
12.00