

693

WARRANTY DEED

THE STATE OF ALABAMA. }
JEFFERSON COUNTY.

ONE HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$197,900.00) DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that in consideration of and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged we, ROBERT W. BROOKS and MARY J. BROOKS, husband and wife

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto DANIEL J. DUNNE AND KATHLEEN B. DUNNE (herein referred to as GRANTEE(S)) FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, THEIR heirs and assigns, the following described Real Estate, situated in the County of Shelby and State of Alabama.

LOT 2443, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 24TH ADDITION, AS RECORDED IN MAP BOOK 10 PAGE 64, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$158,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

BOOK 304 PAGE 514

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED

90 AUG -9 AM 8:08

Judge of Probate

Table with 2 columns: Item, Amount. Includes Dead Tax (39.00), Notary Fee (2.50), Recording Fee (3.00), Certified Fee (1.00), Total (\$45.50)

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S), THEIR heirs and assigns FOREVER. TOGETHER WITH THE RIGHT OF SURVIVORSHIP IN THE SURVIVOR OF THEM And GRANTOR(S) do covenant with the said GRANTEE(S), they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE(S), THEIR heirs and assigns, and that GRANTOR(S) will WARRANT AND DEFEND the premises to the said GRANTEE(S), THEIR heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF they have hereunto set their hands and seal, this 5th day of May 1990

WITNESSES: [Signatures] X Robert W. Brooks (L.S.) X Mary J. Brooks (L.S.)

THE STATE OF ALABAMA. } JEFFERSON COUNTY. I, [Signature], a Notary Public in and for said State hereby certify that ROBERT W. BROOKS and MARY J. BROOKS, husband and wife

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 day the same bears date.

Given under my hand and official seal this 5th day of May 1990 [Signature] Notary Public.