

Deed prepared without the benefit of a Title Search.

This instrument was prepared by

(Name) Robert C. Thomas, Jr.

(Address) P. O. Box 989, Alabaster, AL 35007

Send Tax Notice To: Marcus Browning
name

P. O. Box 390, Calera, AL 35040
address

500.00

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 ten dollars and no/100 and other good and valuable consideration DOLLARS

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

Mary Lucille Browning, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Marcus Franklin Browning, a married man and Mary Lucille Browning, a married woman

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Lots 21, 22, 23 and 24 in Block 26, according to Dunstan's Map and survey of the Town of Calera, which map is on file in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

91 JAN 14 AM 10:38

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

1. Deed Tax	50
2. Mtg. Tax	
3. Recording Fee	3.50
4. Indexing Fee	3.50
5. Not. Tax Fee	
6. Certified Fee	1.00
Total	7.00

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 _____ day of _____, 19____

WITNESS:

(Seal)

(Seal)

(Seal)

Marcus F. Browning (Seal)
Marcus Franklin Browning

Mary Lucille Browning (Seal)
Mary Lucille Browning

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Marcus Franklin Browning, a married man and Mary Lucille Browning a married woman 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 10 day of January A. D., 1991

John A. McDaniel
Notary Public