

Return To: K.H.  
Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, AL 35209

SEND TAX NOTICE TO:  
Scott E. Brandstadt  
1413 Whirlaway Court  
Helena, Alabama 35080

1202  
THIS INSTRUMENT PREPARED BY:  
Claude McCain Moncus, Esq.  
CORLEY, MONCUS & WARD, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209  
(205) 879-5959

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Eleven Thousand Five Hundred and 00/100\*\*\*\*\* (\$ 111,500.00 ) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we Robert E. Krause, husband and wife, Ann M. Krause, (herein referred to as Grantors) do grant, bargain, sell and convey unto Scott E. Brandstadt and Beverly A. Nelson (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 27, according to the Survey of Dearing Downs, 4th Addition, as recorded in Map Book 9, Page 179, 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.

\$ 99,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 369 PAGE 272  
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 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 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 seals, this 19 day of August, 1991.

Robert E. Krause (Seal)  
Robert E. Krause

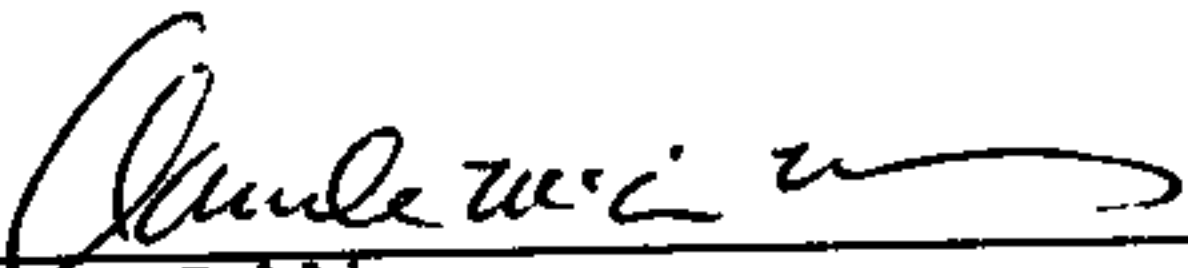
Ann M. Krause (Seal)  
Ann M. Krause

State of Alabama

Shelby County

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Robert E. Krause, husband and wife, Ann M. Krause, 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 foregoing, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 19 day of AUGUST, 1991.

  
Notary Public

My commission expires: 12-28-91

12.00  
5.00  
4.00  


---

21.00

BOOK 369 PAGE 273

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

91 OCT 21 AM 10:10

  
JUDGE OF PROBATE

1. Dead Tax	12.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	4.00
5. No Tax Fee	
6. Certified Fee	1.00
Total	21.00