

This instrument was prepared by
(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Riverchase, Alabama 35244

Send Tax Notice To: TIMOTHY SHANE BROWN
name 1351 Highland Street
Montevallo, Alabama 35111
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Thousand and No/100-----DOLLARS

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

JADIE HANSEL BROWN, an unmarried man

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

TIMOTHY SHANE BROWN and LEIGH A. BROWN

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

Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

- 1. Taxes for the year 1993 and subsequent years.
- 2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

\$61,770.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-08511
03/30/1993-08511
12:35 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NJS 15.00

Inst # 1993-25669
03/30/1993-25669
12:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NJS 12.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever, 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, I have hereunto set my hand(s) and seal(s), this 26th day of March, 19 93.

WITNESS:

(Seal)

(Seal)

(Seal)

Jadie Hansel Brown (Seal)
JADIE HANSEL BROWN

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JADIE HANSEL BROWN whose name s 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 26th day of March A. D., 19 93

My Commission Expires: _____

James A. Williams Notary Public.

EXHIBIT "A"

Begin at a point on the Northwest side of Highland Street in the town of Montevallo 200 feet Northeast of the Northeast line of Moody Street, according to Lyman's Addition to Montevallo and run thence North along Highland Street 75 feet; thence Northwest perpendicular to said Highland Street 150 feet; thence Southwest and parallel with said Highland Street to within 200 feet of the Northeast line of Moody Street; thence Southeast and perpendicular to Highland Street 150 feet to the point of beginning. Situated in Shelby County, Alabama.

Inst # 1993-25669

08/25/1993-25669
02:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCU 12.00