

2014-1556

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

WILLIAM C. BRAKE
1014 7TH AVENUE SW
ALABASTER, AL 3500

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY TWO THOUSAND and 00/100 (\$82,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CHARLES M. FOX and LOIS A. FOX, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto WILLIAM C. BRAKE and VELMA P. BRAKE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 13, IN BLOCK 2, ACCORDING TO FIRST ADDITION TO FALL ACRES SUBDIVISION, IN MAP BOOK 4 PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN AND BEING A PART OF THE SOUTH HALF OF THE SW 1/4 OF NW 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 4 WEST; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. Public easements as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 230 page 892 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 207 page 656 and Deed Book 171 page 36 in Probate Office.

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, his, her, or their heirs and assigns, that I am (we are) lawfully seized

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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 GRANTEEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CHARLES M. FOX and LOIS A. FOX, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 30th day of September, 1994.

Charles M. Fox
CHARLES M. FOX

Lois A. Fox
LOIS A. FOX

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CHARLES M. FOX and LOIS A. FOX, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 30th day of September, 1994.

Robert S. Ford
Notary Public

My commission expires: 7/14/98

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