

This instrument was prepared by

Send Tax Notice To:

James R. Moncus, Jr.

Ronald G. Brown

(Name) 1318 Alford Ave.
Birmingham, AL. 35226

(Name) 1151 Rushing Parc Dr.
Hoover, Al. 35244

(Address)

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 (\$10.00) Dollars

and other good and valuable consideration to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ronald G. Brown and his wife Greer O. Brown

1996-09028

(herein referred to as grantors) do, grant, bargain, sell and convey unto Ronald G. Brown and Greer O. 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:

Lot 27, according to the Amended Map of Rushing Parc, Sector Two, as recorded in Map Book 20, page 33, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Grantors and Grantees are one and the same persons, the purpose of this deed to convey title to husband and wife as joint tenants with right of survivorship.

Inst # 1996-09028

03/20/1996-09028
01:31 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD, to 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 8 day of March, 19 96.

(Seal) Ronald G. Brown (Seal)
RONALD G. BROWN
(Seal) Greer O. Brown (Seal)
GREER O. BROWN

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronald G. Brown & wife Greer O. 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 8 day of March, 19 96.

[Signature]
Notary Public