

**Send Tax Notice To: Paul S. Branham**

NAME \_\_\_\_\_

142 Cedar Bend Drive

**address**

Helena, Alabama 35080

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

Jefferson COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of NINETY FOUR THOUSAND FOUR HUNDRED AND NO/100-----  
----- DOLLARS (\$94,400.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Builder's Group, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto Paul S. Branham and wife, Stacie K. Branham

(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 6, Block 2, according to the Survey of Cedar Bend, Phase Two, as recorded in Map Book 20 page 19 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 75,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-21774

07/08/1996-21774  
03:27 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 27.50

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 GRANTEEES, 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 GRANTEEES, 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 28th  
day of June, 19 96.

(Seal)

*James A. Allen*  
Builder's Group, Inc.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

### General Acknowledgment

Jefferson COUNTY

I, David F. Ovson, a Notary Public in and for said County, in said State, hereby certify that  
Builder's Group, Inc.  
 whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me  
 on this day, that, being informed of the contents of the conveyance he executed the same voluntarily  
 on the day the same bears date.

Given under my hand and official seal this 28th day of June A.D., 1996

David F. Ovson

**Notary Public**