

**THIS INSTRUMENT PREPARED BY:**

LaVerne Davis  
JONES, DAVIS & BERRY, P.C.  
1205 North 19th Street  
Birmingham, Alabama 35234

**SEND TAX NOTICE TO:**

Kevin McGovern and Kathleen McGovern  
6233 Victoria Drive  
Hoover, Alabama 35124

**STATE OF ALABAMA)  
SHELBY COUNTY     )**

**WARRANTY DEED  
(Joint Tenants With Right of Survivorship)**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Hundred Eighty-Three Thousand Five Hundred and 00/100 Dollars (\$183,500.00), and other good and valuable consideration to the undersigned GRANTORS, **James W. Brush and Jacqueline F. Brush, husband and wife**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby grant, bargain, sell and convey unto the GRANTEES, **Kevin McGovern and Kathleen McGovern**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby, State of Alabama, to-wit:


Lot 52, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

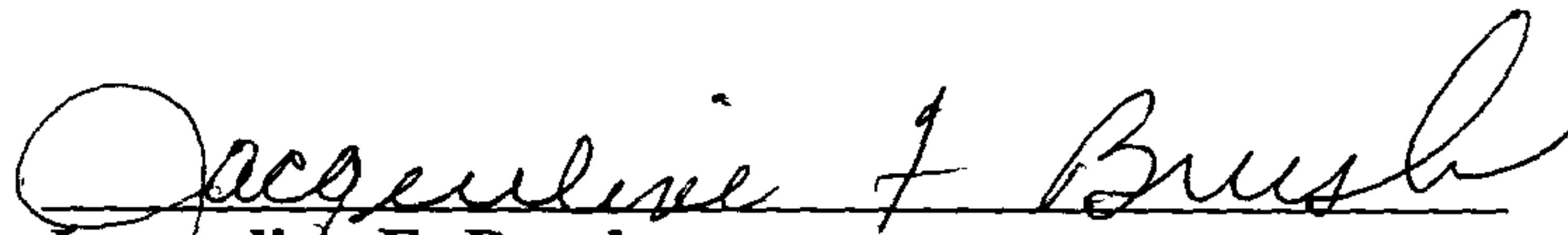
The above consideration is evidenced by a 1<sup>st</sup> mortgage in the amount of \$146,800.00 and a 2<sup>nd</sup> mortgage in the amount of \$36,700.00 recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS, for said GRANTORS, their heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said real estate; that said real estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the real estate of record in the probate office of said county; and that GRANTORS will, and their 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, said GRANTORS have hereunto set their hands and seals  
this 22 day of August, 2003.


  
James W. Brush

  
Jacqueline F. Brush

**STATE OF ALABAMA)**  
**JEFFERSON COUNTY)**

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **James W. Brush and Jacqueline F. Brush**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 22 day of August, 2003.

  
NOTARY PUBLIC

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: June 16, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS