

Document Prepared By:  
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Birmingham, Alabama 35223

Send Tax Notice To:  
**Erik F. Brown**  
109 Cedar Bend Drive  
Helena, Alabama 35080

**GENERAL WARRANTY DEED-Joint Tenants with rights of survivorship**

STATE OF ALABAMA }  
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **One Hundred Twenty-Eight Thousand and no/100 Dollars (\$128,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of where is acknowledged, I or we, **Karen Ann Barton, a single woman**  
**(Karen Ann Barton is one and the same as Karen Barton Inman.)**

(herein referred to as Grantor(s)) grant, sell, bargain and convey unto  
**Erik F. Brown and Amanda B. Brown**

(herein referred to as Grantee(s)) for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **Shelby, Alabama** to wit:

**Lot 37, Block 2, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes not due.


**\$ 128,000.00** of consideration above paid from the proceeds of a purchase money closed herewith.

TO HAVE AND HOLD the afore granted premises in fee simple to the said GRANTEE(S) for their joint lives as joint tenants with rights of survivorship as stated above, and his/her/their heirs, successors and assigns forever.

And I or we do for myself or ourselves and for my or our heirs, executors and administrators covenant with said Grantees, their heirs and assigns, that I am, or we are, lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I, or we, have good right to sell and convey the same as aforesaid; that I, or we, and my, or our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set their hand and seal, this date: **February 13, 2004**

GRANTOR(S)

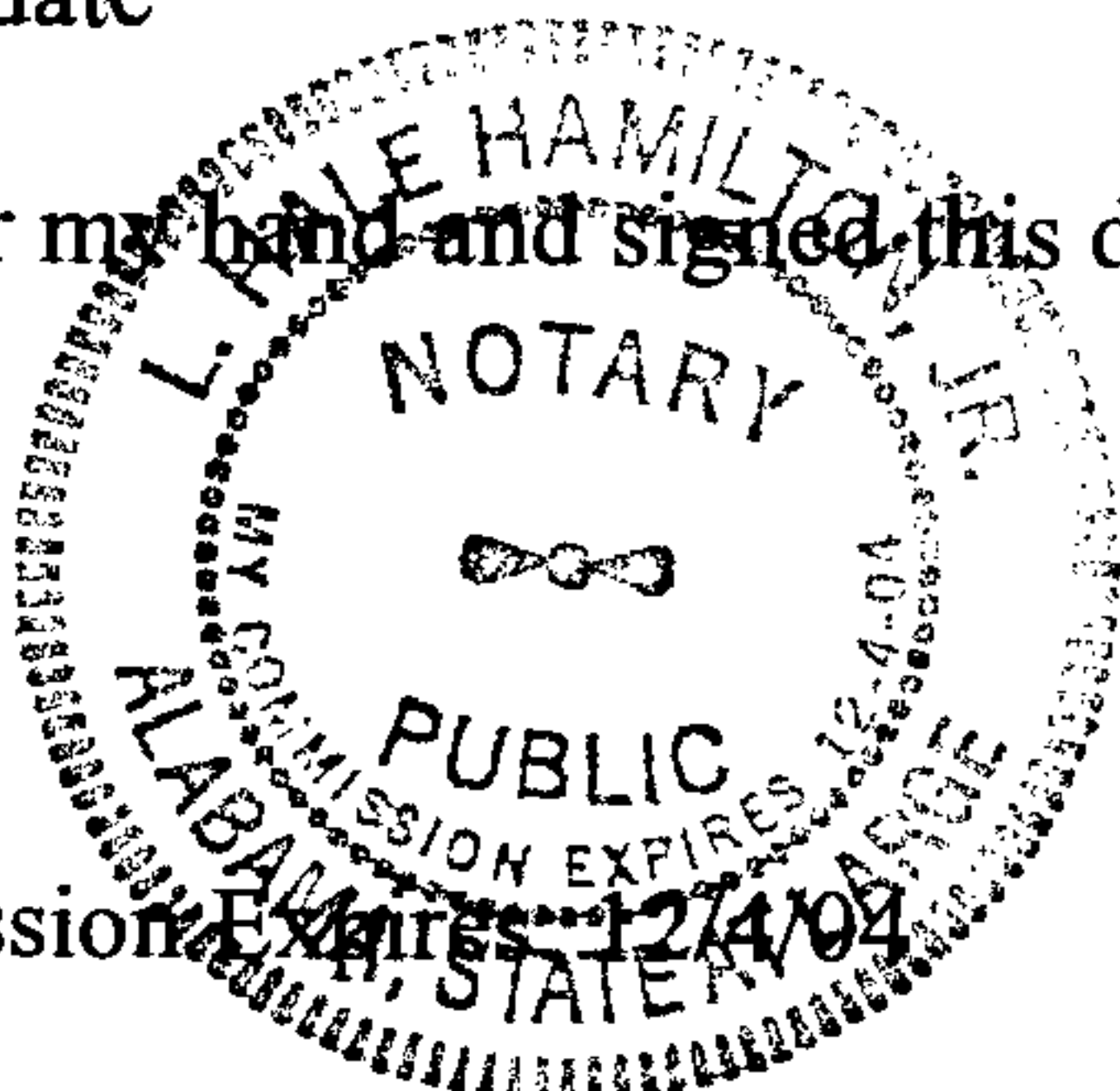
 (SEAL)  
**Karen Ann Barton**


STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned notary public in for said State, hereby certify that, **Karen Ann Barton**, 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 this document, executed the same voluntarily on the same bears date

Given under my hand and signed this date: **February 13, 2004**

My Commission Expires **12/4/04**



 (Seal)  
Notary Public