

SEND TAX NOTICE TO:

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_



20040927000533260 Pg 1/1 21.00  
Shelby Cnty Judge of Probate, AL  
09/27/2004 14:01:00 FILED/CERTIFIED

This instrument was prepared by

(Name) ✓ Kenneth & Kristi Brooks

(Address) 40 Dogwood Dr. Calera, AL 35040

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$100,000.00 to create joint survivorship DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Kenneth & Kristi Brooks

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth & Kristi Brooks

(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 3, according to map and survey of  
Country View Estates, Phase I, as recorded in  
Map book 10, Page 10, in the probate office of  
Shelby County, Alabama.

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, 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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

WITNESS:  
Kenneth Brooks (Seal) Kristi Brooks (Seal)  
\_\_\_\_\_  
(Seal) (Seal)  
\_\_\_\_\_  
(Seal) (Seal)

STATE OF ALABAMA

Shelby COUNTY }

Angela Warren, a Notary Public in and for said County, in said State

do hereby certify that Kenneth and Kristi Brooks

whose name \_\_\_\_\_ signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of September A. D. 2004

Angela Warren Commission Expires July 12, 2008  
Notary Public