

(Name) Mr. and Mrs. Jeffrey S. Brewer  
2909 MacAlpine Circle  
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) Walter Fletcher ✓

(Address) 2121 Highland Avenue Birmingham, AL 35205

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 Eleven Thousand and No/100 (\$11,000.00) -----DOLLARS and the assumption of the balance on the mortgage set out below to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rodney L. Jackson and wife, Beth B. Jackson

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

Jeffrey S. Brewer and Sonya V. Brewer

(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 42, Block 2, according to the Survey of Selkirk, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama.

Subject to: easements and restrictions of record. Also subject to that mortgage to Jefferson Federal Savings & Loan Association recorded in Mortgage Book 381 at Page 658 in the Probate Office of Shelby County, Alabama and that mortgage to Alabanc Financial Corporation recorded in Mortgage Volume 408 at Page 134 in said probate office, which said mortgages grantees assume and agree to pay.

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 K(we) do for ~~myself~~ (ourselves) and for ~~my~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~KXX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that K(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 20<sup>th</sup>

day of August, 19 82

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

(Seal)  
1982 AUG 23 AM 9:31

(Seal)

Thomas A. Shanderson, Jr.  
JUDGE OF PROBATE

Rodney L. Jackson (Seal)

Beth B. Jackson (Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY }

Deed 11.00  
Rec. 1.50  
Ind. 1.00  
13.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodney L. Jackson and wife, Beth B. Jackson

whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20<sup>th</sup> day of August, A. D., 19 82

Notary Public.

BOOK 341 PAGE 906