



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8060

DOWNTOWN OFFICE
First Alabama Bank
Birmingham
P. O. BOX 10247
BIRMINGHAM, ALABAMA 35202

This instrument was prepared by

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 35202

Send tax notice to:
Bobby L. Brown
4928 Meadowbrook Road
Birmingham, AL

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty thousand eight hundred and no/100 (\$140,800.00) DOLLARS

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

John Coon, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Bobby L. Brown and Shirley L. Brown
(herein 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 Shelby County, Alabama to-wit:

Lot #2, according to the survey of Meadow Brook Third Sector, as recorded in Map Book 7, page 66, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines and right-of-ways of record.

Subject property does not constitute the homestead of the grantor.

\$ 65,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

John Coon and John D. Coon is one and the same persons.

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 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, I have hereunto set my hand(s) and seal(s), this 20th day of June, 1984.

WITNESS: STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
See only 451-456
1984 JUN 29 AM 9:21
Deed tax 76.00
Rec 1.50
1.00
78.50
John D Coon (Seal)
John Coon (Seal)
Judge of Probate (Seal)

STATE OF ALABAMA }
Jefferson COUNTY } General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that John Coon, a married man also known as John D. Coon whose name 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 20th day of June, A. D., 1984
First Ala. Bank Larry L. Halcomb
Notary Public.