



1024
DOWNTOWN OFFICE
First Alabama Bank
BIRMINGHAM

P. O. BOX 10247
BIRMINGHAM, ALABAMA 35202

2118-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-6060

This instrument was prepared by

(Name) **LARRY L. HALCOMB**

ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY**
HOMewood, ALABAMA 35209

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 GRANTEEES 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 GRANTEEES) 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.

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\$ 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 GRANTEEES 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 GRANTEEES,
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 GRANTEEES, 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**, A.D. **1984**.

STATE OF ALABAMA
I CERTIFY THIS

WITNESS: **See my # 451-456**

See my # 451-456