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(Name) Billy Max & Mary B. Brown

(Address) 101 Meadowgreen Road
Montevallo, Alabama 35115

This instrument was prepared by

(Name) Frank K. Bynum

(Address) 2100 16th Avenue South Birmingham, Al. 35205

Form 1-1-7 Rev. 5/82

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

STATE OF ALABAMA

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirteen Thousand Six Hundred and no/100 (\$13,600.00) Dollars and the assumption of the hereinafter recited mortgage

to the undersigned grantor, Estes Brothers, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Billy Max Brown and wife, Mary B. Brown

(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 1, Block 2, according to the map of Meadowgreen Subdivision, as recorded in Map Book 6, Page 59 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

BOOK 001 PAGE 732

The Grantees herein hereby agree to assume and pay that certain mortgage heretofore given to Amortized Mortgages, Inc. as recorded in Mortgage Book 358 page 298, said mortgage was assigned to Mortgage Associates, Inc. as recorded in Miscellaneous Book 17, Page 282 in the Probate Office of Shelby County, Alabama.

\$8,600.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James Estes who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of September 1984

Witness:

By James Estes President
Estes Brothers, Inc.

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

STATE OF ALABAMA }
COUNTY OF JEFFERSON }
I CERTIFY THIS INSTRUMENT WAS FILED

Deed Tax 5.00
Rec 2.50
Jud 1.00
8.50

1984 SEP 10 PM 12:29
See My 001-733

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James Estes, President of Estes Brothers, Inc. whose name as a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 6th day of September 1984

Paul H. Bynum
Notary Public