

(Name) James B. Brooks
1319 Whirlaway Circle
(Address) Helena, AL 35080

This instrument was prepared by

1/80

(Name) Holliman, Tucker & Ladner

(Address) 1610 Fourth Avenue, North, Bessemer, AL 35020

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Two Thousand and No/100-----Dollars

to the undersigned grantor, Brantley Homes, 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

James B. Brooks and Shari M. 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 64, according to the survey of Dearing Downs, First Addition, as
recorded in Map Book 6, Page 141, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1985.
2. Building setback line of 35 feet reserved from Whirlaway Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 foot easement on Northerly; 5 foot easement on the Southerly and an irregular easement on the Westerly.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 18, page 598.
5. Right-of-way to Alabama Power Company in Deed Book 155, page 107.
6. Easement to Alabama Power Company in Misc. Book 55, page 454.

\$62,000.00 of the purchase price recited above 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, Bill Brantley
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of December 19 84.

ATTEST:

Brantley Homes, Inc.

By *Bill Brantley* President

STATE OF ALABAMA
COUNTY OF JEFFERSON

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 DEC 28 PM 12:56

I, the undersigned, *James A. Holliman*, a Notary Public in and for said County in said State, hereby certify that Bill Brantley, President of Brantley Homes, Inc., 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 21st

day of December 19 84.

Notary Public

BOOK 012 PAGE 881