

440

SEND TAX NOTICE TO:

(Name) Richard O. Brown
5533 Double Oak Lane
(Address) Birmingham, Alabama 35243

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

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 One Thousand Dollars (\$1,000.00) and the execution of a purchase ~~money mortgage in the amount of Ten Thousand Dollars (\$10,000.00)~~ ~~XXXXXX~~

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

Conrad M. Fowler and wife, Virginia M. Fowler

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

Richard O. Brown and wife, Joy E. 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 26 in the 1969 Addition to Shelby Shores, as shown by map recorded in Map Book 5, page 46 in the office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO any and all rights and interests acquired by the Alabama Power Company as recorded of record in the office of the Judge of Probate of Shelby County, Alabama which affect the subject property.

SUBJECT TO any and all restrictions and restrictive covenants as shown of record in the Probate Office of Shelby County, Alabama which affect the subject property.

SUBJECT TO all transmission line permits, easements, utility easements and permits, and public road rights of way of record which affect the subject property.

BOOK 023 PAGE 316

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

1985 APR -8 AM 11:30

Thomas A. [Signature]
JUDGE OF PROBATE

Seed Tax 100
Rec 250
Ind 100
4.50

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 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, we have hereunto set OUR hand(s) and seal(s), this 14

day of March, 1985

WITNESS:

(Seal)

(Seal)

(Seal)

Conrad M. Fowler
Conrad M. Fowler (Seal)

Virginia M. Fowler
Virginia M. Fowler (Seal)

(Seal)

STATE OF ALABAMA

Chambers

COUNTY

I, the undersigned authority

hereby certify that Conrad M. Fowler and wife, Virginia M. Fowler

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 14 day of March, A. D., 1985

[Signature]

Notary Public.