

SEND TAX NOTICE TO:

(Name) Kenneth W. Brast and Cynthia H. Brast

4742 Cloud Lane

(Address) Birmingham, AL 35243

This instrument was prepared by

(Name) ROBERT R. SEXTON, Attorney at Law

1600 City Federal Building

(Address) Birmingham, AL 35023

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty One Thousand and no/100 (\$51,000.00) DOLLARS

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

RICHARD P. SEXTON, JR., a Married Man and REALTY BROKERS, INC., An Alabama Corporation

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

KENNETH W. BRAST and CYNTHIA H. BRAST

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

PARCEL I

Lot 65, according to the Survey of Cahaba Manor TownHomes, First Addition, as recorded in Map Book 7, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II

The South 5 feet of Lot 66, according to the Survey of Cahaba Manor TownHomes, First Addition, as recorded in Map Book 7, Page 57, in the Office of the Judge of Shelby County, Alabama.

SUBJECT TO: 1.) Ad valorem taxes due in the year 1985. 2.) Easements over the westerly 10 feet of subject property for public utilities as shown by record plat. 3.) Easements to Pelham Sewer Fund in Deed Book 312, page 560. 4.) Agreements regarding sanitary sewer in Misc. Volume 25, Page 393. 5.) Restrictions, conditions and limitations in Misc. Volume 25, Page 396. 6.) Easements to Alabama Power Company in Deed Book 108, Page 379 and Deed Volume 311, page 689.

\$35,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

The property conveyed herein is not the homeplace of the grantor, Richard P. Sexton, Jr.

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, I have hereunto set my hand(s) and seal(s), this 10th

day of May, 19 85

WITNESS:

REALTY BROKERS, INC.

By:

Richard P. Sexton, Jr.

As Its Vice President

RICHARD P. SEXTON, JR., Individually

STATE OF ALABAMA

JEFFERSON

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD P. SEXTON, JR., a married man, individually 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 10th day of May, A.D., 19 85

Barnett Dingle, et al

Richard P. Sexton, Jr.

Notary Public

State of ALABAMA

County of JEFFERSON

I, the undersigned, a Notary Public in and for said county, in said State, hereby certify that RICHARD P. SEXTON, JR., whose name as Vice President of REALTY BROKERS, 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 this 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 10th day of May, 1985.

Robert M. Smith

NOTARY PUBLIC

My commission expires: October 17, 1986



RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>16.00</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>22.00</u>

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

1985 MAY 15 AM 9:28

Thomas A. Shumaker Jr.
JUDGE OF PROBATE

BOOK 027 PAGE 153

BOOK 027 PAGE 153

THIS FORM FROM
ALABAMA TITLE CO., INC.
BIRMINGHAM, ALABAMA



WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

BARNETT, SINGLE, NOBLE & JOHNSON
ATTORNEYS AT LAW
RETURN TO 600 CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203