

(Name) John D. Brown  
3509 Cheshire Dr.  
 (Address) Birmingham, Al. 35243

This instrument was prepared by

(Name) Dale Corley  
2100 16th Ave. So.  
 (Address) Birmingham, Al. 35205

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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 One hundred fifty two thousand and no/100 -----  
 (\$152,000.00)

to the undersigned grantor, William J. Acton Construction Company 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

John E. Brown and Elizabeth J. Brown  
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
 Shelby County to wit:

Lots 68 & 69, according to the Survey of Meadow Brook, Fifth  
 Sector, First Phase, as recorded in Map Book 8, page 109 in the  
 Probate Office of Shelby County, Alabama.

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

\$121,600 of the above recited consideration was paid from a  
 mortgage loan closed simultaneously herewith.

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		<u>30.50</u>
Mineral Tax		
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>34.00</u>

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STATE OF ALA. SHELBY CO.  
 INSTRUMENT  
 1985 SEP -6 AM 10:13

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, William J. Acton  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August 19 85

ATTEST: William J. Acton Construction Company

By William J. Acton  
 William J. Acton President

STATE OF Alabama }  
 COUNTY OF Jefferson }

I, the undersigned a Notary Public in and for said County in said  
 State, hereby certify that William J. Acton  
 whose name as President of William J. Acton Construction Company  
 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 30th day of August 19 85

[Signature]  
 Notary Public  
 9-9-87