

1966



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
PO Box 360187
(Address) Birmingham, AL 35236-0187

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of thirty two thousand & NO/100th (\$32,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert George Todhunter, Jeffery Allen Todhunter, Jennifer Ann Todhunter, and Joseph B. Todhunter, being the devisees of Leslie L. Todhunter and the heirs of Thelma Todhunter (herein referred to as grantors) do grant, bargain, sell and convey unto

Paul D. Brammer and wife, Sharon Faye Whitley Brammer

(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 2, according to the survey of Deer Springs Estates, as recorded in Map Book 5 page 38 in the Probate Office of Shelby County, Alabama; Mineral and mining rights excepted.

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

\$32,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: Route 2, Box 1416 Alabaster, AL 35007

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

1985 OCT -4 PM 2:38

Seal by - Rec. 250 Ind. 300 500

Thomas A. Swanson, Jr. JUDGE OF PROBATE

The sellers hereby affirm that the above property is not their homestead as defined by the Code of Alabama.

BOOK 043 PAGE 683

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 first day of October, 19 85. WITNESS: (Seal) (Seal) (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Robert George Todhunter, Jeffery Allen Todhunter, Jennifer Ann Todhunter, and Joseph B. Todhunter, devisees of Leslie L. Todhunter and the heirs of Thelma Todhunter whose name is 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 and official seal this first day of October, 19 85 A.D., 19 85

