

✓ This Instrument Was Prepared By:
 Smyer, White, Taylor & Putt
 600 Title Building
 Birmingham, Alabama 35203

SEND TAX NOTICE TO:
 Wendell R. Braswell
 2632 Buckboard Road
 Birmingham, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
 COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Five Thousand One Hundred Seventy Five Dollars & 00/100 (\$105,175.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William J. Mangina and Sara C. Mangina, husband and wife, (herein referred to as grantors), do grant, bargain, sell and convey unto Wendell R. Braswell and Deborah H. Braswell, (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 47, according to the Survey of Homestead, Second Sector, as recorded in Map Book 6, Page 74, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

\$90,000.00 of the purchase price is secured by a first mortgage loan closed simultaneously herewith.

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

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 11th day of March, 1986.

I CERTIFY THAT
 INSTRUMENT WAS FILED

1986 MAR 13 AM 11:13

Thomas R. [Signature]
 JUDGE OF PROBATE

STATE OF ALABAMA)
 JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that William J. Mangina and Sara C. Mangina 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 11th day of March, 1986.

My Commission Expires:

8-27-86

NOTARY PUBLIC

1. Deed Tax \$ 15.50
 2. Mtg. Tax 2.50
 3. Recording Fee 1.00
 4. Indexing Fee 1.00
 TOTAL 19.00