

Send tax notice to: Walter Charles Brooks, 1905 Lakeland Trail, Helena, Al. 35080

This instrument was prepared by

(Name) Loring S. Jones, III

(Address) 1009 Montgomery Highway, Birmingham, Al. 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Ninety-two thousand and no/100 (\$92,000.00) DOLLARS

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

Paul Joseph Halle and his wife Joanne Gaudet Halle
(herein referred to as grantors) do grant, bargain, sell and convey unto

Walter C. Brooks and Mary T. Kelly

(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 19, according to the Survey of Sunny Brook Subdivision, First Addition, as recorded in Map Book 7, page 1 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$60,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 085 PAGE 854

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

1986 AUG 13 AM 11:52

Thomas A. Scarborough, Jr.
JUDGE OF PROBATE

- 1. Deed Tax \$ 32.00
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 35.50

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 17th day of August, 1986

WITNESS:

Arthur B. Rain (Seal)

_____ (Seal)

Paul Joseph Halle (Seal)
PAUL JOSEPH HALLE
Joanne Gaudet Halle (Seal)
JOANNE GAUDET HALLE (Seal)

STATE OF ALABAMA - Connecticut
Hartford COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul Joseph Halle and his wife Joanne Gaudet Halle whose name s 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of August, A. D., 1986

Wallis S. Jones

Patricia A. Kelsey

My Commission Expires Mar. 31, 1991