

This instrument was prepared by

Send Tax Notice To: _____
name

(Name) Lamar Ham
3512 Old Montgomery Highway
(Address) Birmingham, AL 35209

address

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Six Thousand, Five Hundred and 00/100----- DOLLARS

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

Larry Kent, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Grayle Ward Brandon and Katherine R. Brandon
(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 Navajo Hills, 8th Sector, as recorded in Map Book 9, page 94, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BOOK 091 PAGE 253

Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 82,100.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

This property is not now nor has it ever been the homestead of the Grantor herein.

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, 12th have hereunto set my hand(s) and seal(s), this 12th day of September, 19 86.

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

1986 SEP 18 PM 2:52

James H. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax (Seal) 4.50
2. Mtg. Tax (Seal) 2.50
3. Recording Fee (Seal) 1.00
4. Indexing Fee 8.00

STATE OF ALABAMA
Jefferson COUNTY

TOTAL

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent, a married man 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 12th day of September, A. D., 19 86