

SEND TAX NOTICE TO:

(Name) Barry C. Brown & Pamela H. Brown  
 2069 Cahaba Crest Drive  
 (Address) Birmingham, AL

444489

72

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
 2100 16th Avenue, South  
 (Address) Birmingham, Alabama 35205

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF Shelby/Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fifty One Thousand and 00/100

15,100 <sup>00</sup>  
+ mtg 11-17-87

to the undersigned grantor, Jesse S. Pevear, III Contractor, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Barry C. Brown and Pamela H. Brown

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

BOOK 161 PAGE 838

Lot 19, according to the Survey of Altadena Woods, Second Sector, as recorded in Map Book 10, Page 54 in the Probate Office of Shelby County, Alabama and Map Book 151, Pages 25 A and B in the Probate Office of Jefferson County, Alabama.

Subject to:  
 Advalorem taxes for the year 1988 which are a lien, but not due and payable until October 1, 1988.  
 Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$135,900.00 of the consideration was paid from the proceeds of a Mortgage loan.

1. Deed Tax \$24 *Shelby Cty.*  
 2. Mtg. Tax 2.50  
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00  
 TOTAL 3.50

STATE OF ALA. JEFFERSON CO.  
 I CERTIFY THIS INSTRUMENT  
 WAS FILED ON

1987 NOV 17 AM 11:51  
 RECEIVED & S. MTG. TAX  
 & S. 15.50 DEED TAX HAS BEEN  
 PD. ON THIS INSTRUMENT.

15.50  
 3.50  
19.00

*Jesse S. Pevear*  
 JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Jesse S. Pevear, III  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of November 1987

JESSE S. PEVEAR, III CONTRACTOR, INC.

ATTEST:

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

STATE OF ALABAMA - 1 PM 1:54  
 COUNTY OF JEFFERSON

*Thomas A. Bowden*  
 JUDGE OF PROBATE  
 Gene W. Gray, Jr.

I, Jesse S. Pevear, III

State, hereby certify that President of Jesse S. Pevear, III Contractor, Inc.  
 whose name as 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

12th

day of

November

1987

Notary Public