

Equity - \$35,000.00

STATE OF ALABAMA |  
JEFFERSON COUNTY |

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
KNOW ALL MEN BY THESE PRESENTS: That we,

Matthew L. Breckheimer and Susan M. Breckheimer

for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto

James Maxwell Brock and Jane Hagan Brock, as joint tenants with Right of Survivorship

the following described real estate, to-wit:

Lot 106, according to the Fourth Addition to Riverchase West, Residential Subdivision, as recorded in Map Book 7, Page 156, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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

Grantees herein assume and agree to pay that certain mortgage made by Matthew L. Breckheimer and Susan M. Breckheimer, to Hall Financial Services, Inc., in Volume 446, Page 155, transferred to Jefferson Federal Savings and Loan Association of Birmingham, in Real Volume 55, Page 915, dated 3/30/84, having an approximate balance of \$86,279.31.

TO HAVE AND TO HOLD unto the said Grantee(s), (his)(her)(their) heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantee(s), (his)(her)(their) heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 Grantee(s) (his)(her)(their) heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 6<sup>th</sup> day of January, 1988.

*Matthew L. Breckheimer* (SEAL)  
Matthew L. Breckheimer  
*Susan M. Breckheimer* (SEAL)  
Susan M. Breckheimer

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DAVID F. OVSON  
Attorney at Law  
3499 INDEPENDENCE DRIVE  
SUITE A  
BIRMINGHAM, ALABAMA 35209

STATE OF ALABAMA

Jefferson COUNTY

I, Christi J. Abney, a Notary Public in and for said State and County, hereby certify that

Matthew L. Breckheimer and Susan M. Breckheimer, 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 seal on the 6 day of January 1988.

Christi J. Abney  
Notary Public

MY COMMISSION EXPIRES JUNE 24, 1990

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

88 MAY -3 AM 8:13

Thomas A. Swain, Jr.  
JUDGE OF PROBATE

1. Doc. Tax	\$ 35.00
2. Mig Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	<u>41.00</u>

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