

759
Send Tax Notice To:
James R. Brandt
3121 Harwick Drive
Birmingham, AL 35243

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
2100 16th Avenue, South
Birmingham, Alabama 35205

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY NINE THOUSAND AND NO/100 DOLLARS (\$159,000.00) to the undersigned grantor, VISION HOMES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said GRANTOR does by these presents, grant, bargain, sell and convey unto JAMES R. BRANDT AND MARIA G. BRANDT (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 20, according to the map and survey of Altadena Woods, 3rd Sector, as recorded in Map Book 11, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$120,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 said Grantor does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, VISION HOMES, INC., the said GRANTOR, by its Vice-President, MARK ETHEREDGE who is authorized to execute this conveyance, has hereto set its signature and seal, this 5th day of August, 1988.

VISION HOMES, INC.

By: Mark Etheredge, V.P.
Mark Etheredge, Vice-President

Corley, Moncus

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that MARK ETHEREDGE whose name as Vice-President of VISION HOMES, INC., 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 5th day of August, 1988.


Notary Public

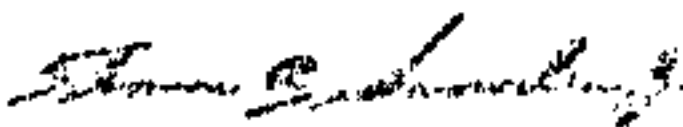
My Commission Expires: 11/20/88

brandt

BOOK 198 PAGE 544

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

1988 AUG -9 PM 2:33


NOTARY PUBLIC

1. Deed Tax	\$ 39.00
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	45.00