



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Alan C. Keith
(Address) 940 Brown Marx Tower
Birmingham, AL 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-six thousand nine hundred forty-four and 37/100 (\$66,944.37) DOLLARS of which amount said purchasers assume that certain mortgage to Collateral Mortgage Corp., recorded in Book 123 Page 123, in the current amount of \$56,944.37 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Rayburn W. Brooks and wife, Barbara Brooks

(herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas Vaughn Brown and wife, Linda Jean Brown

(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 7, in Block 3, according to the Map and Survey of Willow Glen, Second Sector, as recorded in Map Book 8, Page 102, in the Probate Office of Shelby County, Alabama.

The grantees herein, as part of the purchase price and consideration of this deed, assume and agree to pay the indebtedness as evidenced by that certain mortgage made by Franklin D. Hyde and Isolde Hyde to Collateral Mortgage Corporation recorded in the Probate Court of Shelby County, in Mortgage Record Volume 123 Page 123, in the same consideration, grantees herein hereby assume the obligations of Franklin D. Hyde and Isolde Hyde which was previously assumed by Rayburn W. Brooks and wife, Barbara Brooks, under the terms of the instruments and VA regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

- 1. Deed Tax \$ 10.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 14.50

STATE OF ALABAMA, SHELBY COUNTY
JUDGE OF PROBATE
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TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 1st

day of June, 19 89

WITNESS:

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(Seal) Rayburn W. Brooks (Seal)
(Seal) Barbara Brooks (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Alan C. Keith, a Notary Public in and for said County, in said State, hereby certify that Rayburn W. Brooks and wife, Barbara Brooks 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 official seal this 1st day of June, A.D., 19 89

Alan C. Keith