

This instrument was prepared by

284

Send Tax Notice To: Roger B. Long

name

(Name) Courtney H. Mason, Jr.

101 Meadowgreen Road

(Address) PO Box 360187, Birmingham, Alabama 35236-0187

Montevallo, AL 35115

**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 FIFTY NINE THOUSAND NINE HUNDRED AND NO/100TH (\$59,900.00) DOLLARS

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

Billy Max Brown, a single individual and Mary B. Brown Kincaid, a married woman

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

Roger B. Long and wife, Sally J. Long

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

Shelby County, Alabama to-wit:

Lot 1, Block 2, according to the Map of Meadowgreen Subdivision, as recorded in Map Book 6, Page 59, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$59,581.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

\* This property is not homestead property of the above-named Grantor, Mary B. Brown Kincaid, as defined by the Code of Alabama.

*M.B.K.*

Mary B. Brown Kincaid and Mary B. Brown are one and the same person.

1. Deed Tax \$	<u>50</u>	
2. Mtg. Tax	<u>2.50</u>	
3. Recording Fee	<u>2.50</u>	
4. Indexing Fee	<u>3.00</u>	
TOTAL		<u>6.00</u>

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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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 GRANTEEES, 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 30th June 89  
day of June, 19

WITNESS:

I CERTIFY THAT THIS INSTRUMENT WAS DULY PREPARED (Seal)

Billy Max Brown (Seal)  
Mary B. Brown Kincaid (Seal)

89 JUN 10 PM 6:35 (Seal)

MARY B. BROWN KINCAID (Seal)

STATE OF ALABAMA  
SHELBY JUDGE OF PROBATE  
COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that BILLY MAX BROWN, A SINGLE INDIVIDUAL AND MARY B. BROWN KINCAID, A MARRIED WOMAN whose name S 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 30TH day of JUNE

A. D. 19 89