

This instrument was prepared by

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FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

SEND TAX NOTICE TO:

(Name) Brian K. Scarbrough and  
Sondra B. Scarbrough  
(Address) 2020 Mountain View Estates  
Alabaster, AL 35007

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-four Thousand & no/100 (\$54,000.00)----- DOLLARS

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

John E. Arnwine, an unmarried man and Dorothy A. Arnwine, an  
unmarried woman

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

Brian K. Scarbrough and wife, Sondra B. Scarbrough

(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 12, Block 1, according to the Survey of Mountain View Estates  
as recorded in Map Book 4, Page 19 in the Probate Office of Shelby  
County, Alabama.

Subject to ad valorem taxes for the current tax year.

Also Subject to easements, restrictions, rights of ways of record, if any.

\$53,976.00 of the purchase price recited above was paid from  
mortgage loan closed simultaneously herewith.

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

89 OCT -3 PM 12: 12

Thomas A. Snowling, Jr.  
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>.50</u>
2. Mtg. Tax -----	\$	<u>0.00</u>
3. Recording Fee -----	\$	<u>2.50</u>
4. Indexing Fee -----	\$	<u>3.00</u>
5. No Tax Fee -----	\$	<u>0.00</u>
6. Certified Stamp Fee --	\$	<u>1.00</u>
Total -----	\$	<u>7.00</u>

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 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 21st

day of September, 19 89.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

John E. Arnwine (Seal)  
Dorothy A. Arnwine (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, The undersigned, a Notary Public in and for said County, in said State,  
hereby certify that John E. Arnwine, an unmarried man and Dorothy A. Arnwine, an unmarried woman  
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 21st day of September, A.D., 1989

Janice P. Teller  
Notary Public.