

TITLE NOT EXAMINED

SEND TAX NOTICE TO:

(Name) Melvin L. Brooke et ux
43 The Oaks Circle
(Address) Birmingham, Alabama 35244
11-7-26-0-003-043

1945

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 SouthBridge Parkway Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5200 1-84
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

\$500.00 MS

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of LOVE AND AFFECTION DOLLARS

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

Melvin L. Brooke and spouse, Jane D. Brooke

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

✓ Melvin L. Brooke and Jane D. Brooke

(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 43, together with an undivided 1/43rd interest in Lot 44 (common area) according to the Map of The Oaks, recorded in Map Book 10, Apge 89, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Advalorem taxes due October 1, 1991, which are a lien, but not payable until October 1, 1991.

All restrictions, covenants, rights of way and conditions set out in that certain deed which is the original deed to Melvin L. Brooke executed on November 14, 1990.

Mortgage recorded in Book 319, Page 785, in favor of Johnson & Associates Mortgage Co., Inc.

BOOK 366 PAGE 82

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

91 SEP 27 PH 3:28

JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mtg. Tax	\$
3. Recording Fee	\$ 250
4. Indeming Fee	\$ 300
5. No Tax Fee	\$
6. Certified Fee	\$ 100
Total	\$ 700

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

day of September, 19 91

WITNESS:

Heather Grant (Seal)
Lisa S. Smith (Seal)
Heather D. Voshell (Seal)

Melvin L. Brooke (Seal)
Melvin L. Brooke (Seal)
Jane D. Brooke (Seal)
Jane D. Brooke (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Melvin L. Brooke and spouse Jane D. Brooke whose name is 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 27 day of September, A. D., 1991

Belle Sue Bertram
Notary Public