

THIS INSTRUMENT PREPARED BY:

NAME: William H. Halbrooks  
704 Independence Plaza  
ADDRESS: Birmingham, Alabama

Send Tax Notice To:

June M. Vance

19 Ashford Circle

Birmingham, Alabama 35244

*355*

WARRANTY DEED (Without Survivorship)

**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Seven Thousand and no/100 (\$77,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James G. Brooks and wife, Renee J. Brooks

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
June M. Vance

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
County, Alabama, to-wit:

Shelby

Lot 19-A, according to the Resurvey as recorded in Map Book 8, Page 111, in  
the Office of the Judge of Probate of Shelby County, Alabama, of Lots 18, 19,  
20, 21, 22, 23, and 24, Amended Map of Chase Plantation.  
Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$76,448.00 of the purchase price recited above was paid from a mortgage loan  
closed simultaneously herewith.

305  
3871st  
Book

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

92 FEB -5 PM 3:14

JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Sale Tax	\$ .50
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ .50
Total	\$ 7.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S),  
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 GRANTEE(S), their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 31st  
day of January, 19 92

(Seal)

(Seal)

(Seal)

*James G. Brooks*  
James G. Brooks  
*Renee J. Brooks*  
Renee J. Brooks

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
Jefferson COUNTY }

General Acknowledgment

I, the undersigned  
hereby certify that James G. Brooks and wife, Renee J. Brooks  
whose name 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 31st day of January A. D. 19 92.

*William H. Halbrooks*  
Notary Public