

SEND TAX NOTICE TO:

(Name) Billy Wade Brown

(Address) 1839 Chanbury Circle  
Pelham, AL 35124

This instrument was prepared by

(Name) Clayton T. Sweeney

2100 SouthBridge Parkway, Suite 650

(Address) Birmingham, AL 35209

13-1-01-3-004-024

Form TITLE 5200 1-84

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Two Thousand and 00/100----- DOLLARS

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

Ernest B. Ramos and wife, Patricia G. Ramos

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

Billy Wade 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 32, according to the survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106 in the Probate Office of Shelby County, Alabama. And also a parcel of land described on Exhibit "A" attached hereto and made a part hereof.

Subject to:

Advalorem taxes for the year 1992 which are a lien but are not due and payable until October 1, 1992.

Existing easements, restrictions, set-back lines, limitations, of record.

\$77,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-15598

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 11<sup>th</sup>

day of July, 19 92.

WITNESS:

Laura B. Kathan (Seal)

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

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

Ernest B. Ramos (Seal)  
Ernest B. Ramos

Patricia G. Ramos (Seal)  
Patricia G. Ramos

STATE OF ALABAMA

COUNTY }

I, \_\_\_\_\_ the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Ernest B. Ramos and wife, Patricia G. Ramos

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 11<sup>th</sup> day of July, A. D., 19 92

[Signature]  
Notary Public.

EXHIBIT "A"

Also a parcel of land described as follows; Commence at the southeast corner of Lot 32 Chandalar South, First Sector; Thence run northeasterly along the southeasterly lot line a distance of 154 feet to the northeast corner of said Lot 32 and the point of beginning; Thence continue along the extension of the said southeasterly lot line a distance of 35 feet to a point; thence left and run westerly a distance of 105 feet, plus-minus, to a point on the most easterly lot line of Lot 31, Chandalar South, First Sector; Thence turn left and run 9.5 feet to the most northerly corner of Lot 32, Chandalar South, First Sector; Thence turn left and run along the curve of the northeasterly lot line of said Lot 32 a distance of 98.36 feet to the point of beginning.

Inst # 1992-15598

07/30/1992-15598  
04:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 54.00