

4002T



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:
Timothy S. Sartain
2020 1st Avenue West
Maylene, AL 35114

This instrument was prepared by

(Name) Timothy A. Massey

(Address) 1100 East Park Drive Suite 301
Birmingham, AL 35235

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson

KNOW ALL MEN BY THESE PRESENTS,
COUNTY

That in consideration of Sixty One Thousand, and 00/100-----DOLLARS

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

Brian K. Scarbrough, A Single Man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Timothy S. Sartain and wife, Linda P. Sartain
(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 Jefferson
County, Alabama.

Subject to 1992 taxes and thereafter.

Subject to easements, restrictions, covenants and conditions of record
if any.

\$53,000.00 of the above mentioned consideration was paid from the
proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-15796

08/03/1992-15796
01:09 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 NCD 14.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 30th day of July, 19 92.

WITNESS:

(Seal) Brian K. Scarbrough (Seal)
Brian K. Scarbrough
(Seal)
(Seal)

STATE OF ALABAMA
Jefferson

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian K. Scarbrough, A Single Man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, A.D., 19 92

[Signature]
Notary Public
My Comm. Expires 5/1/96