

This instrument was prepared by  
(Name) HOLLIMAN, SHOCKLEY & KELLY  
3821 Lorna Road, Suite 110  
(Address) Riverchase, Alabama 35244

Send Tax Notice To: RUSSELL A. BROOKS  
name 2526 Blazing Star  
Pelham, Alabama 35124  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP STEWART TITLE OF BIRMINGHAM, INC.

STATE OF ALABAMA  
JEFFERSON COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ninety-five Thousand and No/100-----DOLLARS

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

L. E. OLVEY, II, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

RUSSELL A. BROOKS and LISA A. BROOKS  
(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 22, Chaparral First Sector, Phase II, as recorded in Map book 8,  
Page 114, in the Probate Office of Shelby county, Alabama.

SUBJECT TO:

- 1. Taxes for the year 1992 and subsequent years.
- 2. Easements, restrictions, reservations, rights of way, limitations, covenants and conditions of record, if any.

\$85,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-16153

08/06/1992-16153  
11:16 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 16.00

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 he 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, I have hereunto set my hand(s) and seal(s), this 30th day of July, 19 92.

WITNESSES:

\_\_\_\_\_(Seal) L. E. Olvey II \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) L. E. OLVEY, II \_\_\_\_\_(Seal)  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that L. E. OLVEY, II, an unmarried man 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 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

My Commission Expires: 8-27-94 [Signature]  
Notary Public.  
PRECISION PRINTING 491-6568 Form 6-6-90