

This instrument prepared by:
Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
STEVEN D. BROBST
1037 Independence Court
Alabaster, AL 35007

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100'S (\$109,900.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, we, DEREK V. HAGAN AND WIFE, GWENDOLYN J. HAGAN, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell and convey unto

STEVEN D. BROBST AND SHELLY D. BROBST

hereinafter referred to as GRANTEEES, as joint tenants, with the right of survivorship, the following described real estate situated in SHELBY County, Alabama, being more particularly described as follows, to-wit:

Lot 46, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to the following exceptions:

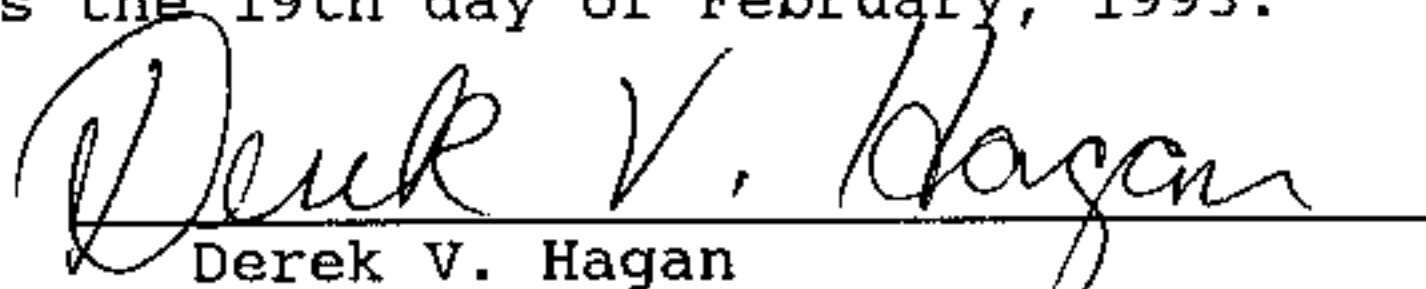
1. Ad valorem taxes for the year 1993 and subsequent years.
2. Easements, restrictions and right of ways of record.

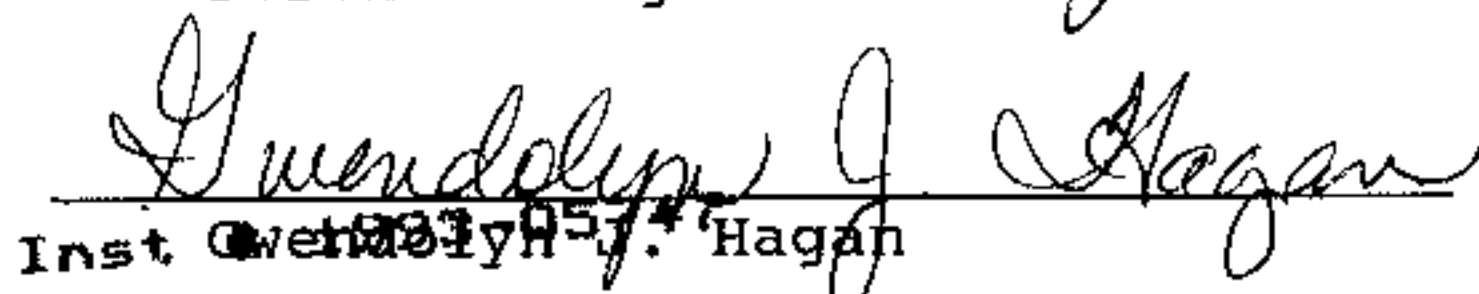
\$104,400.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with the right of survivorship, the heirs and assigns, forever; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed to terminated during the joint lives of the Grantees herein, in the event one Grantee herein survives the other, the entire interest in fee simple in and to the property described hereinabove 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 the said Grantors and for Grantors' heirs, executors and administrators do hereby covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted hereinabove; that we have good right to sell and convey the same as aforesaid; that we will and for our heirs, executors and administrators shall warrant and defend the same to the said Grantees, the heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals on this the 19th day of February, 1993.


Derek V. Hagan


Inst. 03/02/1993-05747 Gwendolyn J. Hagan

03/02/1993-05747
08:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MJS 14.50

Inst # 1993-05747

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Derek V. Hagan and wife, Gwendolyn J. Hagan, whose names 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 within conveyance, that they executed the same voluntarily and on the day the same bears date.

Given under my hand and seal of office this 19th day of February, 1993.

Richard T. Davis

NOTARY PUBLIC

My commission expires: 2-4-95

Inst # 1993-05747

03/02/1993-05747
08:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HJS 14.50