

This instrument was prepared by  
(Name) Anthony D. Snable, Attorney  
(Address) 2700 Highway 280 South, Suite 101  
Birmingham, AL 35223

Send Tax Notice To: Eli L. Brown  
name  
2576 Magnolia Place  
address  
Birmingham, AL 35242

inst # 1993-16800

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Nine Thousand and no/100-----DOLLARS

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

Jackie Bryan May and wife, Joann J. May  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Eli L. Brown and Cynthia Ransburg-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 29, according to the Survey of The Magnolias at Brook Highland, as recorded in Map Book 13, page 102, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Advalorem taxes for the current tax year 1993.
- 2. Easements, conditions, restrictions and reservations of record.

\$167,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

inst # 1993-16800

06/10/1993-16800  
10:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 48.50

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 25th day of May, 19 93.

WITNESS:

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

Jackie Bryan May (Seal)  
Jackie Bryan May  
Joann J. May (Seal)  
Joann J. May (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jackie Bryan May and wife, Joann J. May 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 25th day of May A. D., 19 93

Anthony D. Snable  
Notary Public.  
My Commission Expires: 10-21-95