

SEND TAX NOTICE TO:

(Name) W. David Brown & Barbara H. Brown

(Address) 1054 Independence Court
Alabaster, AL 35007

This instrument was prepared by

(Name) Robert R. Sexton, Esq.
Suite 900, Park Place Tower
(Address) Birmingham, AL 35203

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred One Thousand Five Hundred & 00/100 ----- DOLLARS
(\$101,500.00)

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

ANTHONY D. DUGGINS and wife, CYNTHIA E. DUGGINS
(herein referred to as grantors) do grant, bargain, sell and convey unto

W. DAVID BROWN and BARBARA H. 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 62, according to the Survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5 & 6,
in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the current year, and subsequent years.
2. Restrictions appearing of record in Book 174, Page 504.
3. Right of Way granted to Alabama Power Company by instrument recorded in Book 220, Page 453.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 150, Page 648.
5. Right of Way easement to Colonial Pipeline Company in Volume 223, Page 437 and Volume 267, Page 834.
6. Right of Way to Southern Natural Gas in Deed Book 90, Page 29 and Deed Book 90, Page 279.
7. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument recorded in Book 220, Page 455.
8. 35 foot building line from Independence Court; 7.5 foot easement along rear lot line as shown on recorded map.

\$100,837.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

day of 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

Anthony D. Duggins (Seal)
ANTHONY D. DUGGINS

Cynthia E. Duggins (Seal)
CYNTHIA E. DUGGINS

(Seal)

STATE OF ~~ALABAMA~~ Alabama }
COUNTY

Inst # 1993-18024

06/21/1993-18024
11:52 AM CERTIFIED
Notary Public in and for said County, in said State,
SHELBY COUNTY JUDGE OF PROBATE

I, the undersigned
hereby certify that ANTHONY D. DUGGINS and wife, CYNTHIA E. DUGGINS
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 1 day of May A.D., 19 93

Notary Public