

This instrument was prepared by

Send Tax Notice To: Henry Lloyd Brooks
name
814 Navajo Trail
Alabaster, AL 35007
address

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, #110
(Address) Birmingham, AL 35244

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$79,900.00) DOLLARS

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

Alan J. Swindall and wife, Sandra H. Swindall

(herein referred to as grantors) do grant, bargain, sell and convey unto

Henry Lloyd Brooks and wife, Jan 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 14, Block 3, according to the First Sector, Navajo Hills, as recorded in Map Book 5 page 18 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.

The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-31223

10/08/1993-31223
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 9.50

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 27th
day of September, 19 93

WITNESS:

(Seal)

(Seal)

(Seal)

Alan J. Swindall (Seal)
ALAN J. SWINDALL

Sandra H. Swindall (Seal)
SANDRA H. SWINDALL

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Alan J. Swindall & Sandra H. Swindall
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 27th day of September A. D., 19 93

My Commission Expires 7-29-94

Notary Public.