

WARRANTY DEED WITH RIGHTS OF SURVIVORSHIP

500

STATE OF ALABAMA)
JEFFERSON COUNTY)

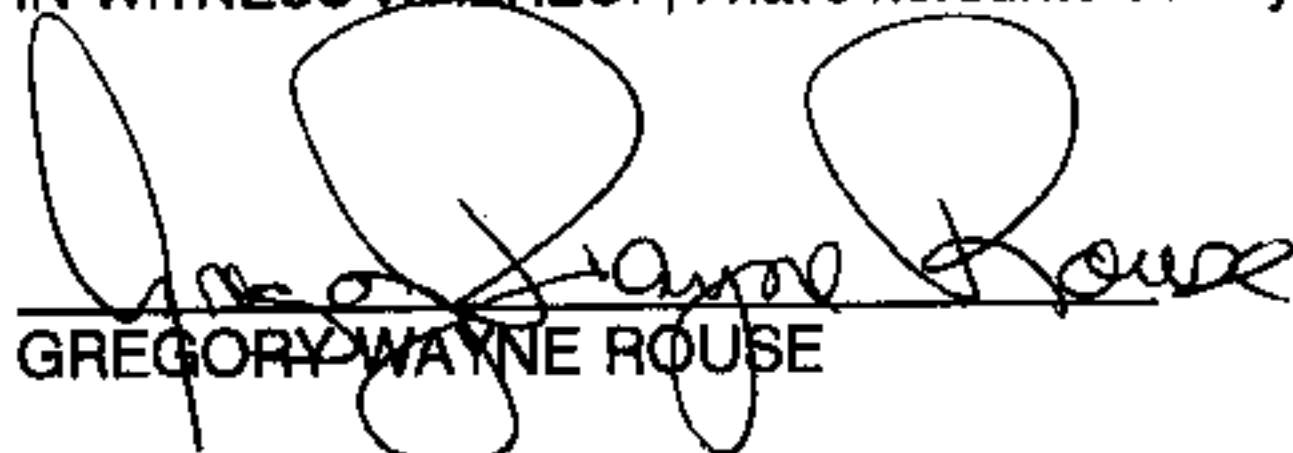
That in consideration of TEN dollars (\$10.00) and other good and valuable consideration to the undersigned grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, GREGORY WAYNE ROUSE, a married man (herein referred to as grantor) do grant, bargain, sell and convey unto JAMES BROTHERTON, JR. and wife KATHLEEN BROTHERTON as joint tenants with rights of survivorship, the following described real estate situated in SHELBY County, Alabama:

Lot 13, according to survey of Meadowbrook, 9th Sector, as recorded in Map Book 8 page 150 in the Probate Office of Shelby County, Alabama.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, rights of way. Also subject to any and all matters visible by a survey. Title to mineral and mining rights is not warranted herein. All of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.

And I do for myself and for my executor and administrator covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this 3rd day of JANUARY 1994.


GREGORY WAYNE ROUSE

State of Alabama
Jefferson County

I, MARK E. TIPPINS a Notary Public in and for said County, in said State, hereby certify that GREGORY WAYNE ROUSE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of JANUARY 1994..

Notary Public: 

My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins 14 Office Park Circle #105
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to: JAMES BROTHERTON, JR. 5149 Skylark Drive Birmingham, Alabama 35242.

Inst # 1994-00616

01/07/1994-00616
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

Inst # 1994-00616