

WARRANTY DEED WITH SURVIVORSHIP

STATE OF ALABAMA
MOBILE COUNTY

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND and No/100'S DOLLARS (\$135,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, MICHELE B. ROUSE, a married woman (herein referred to as grantor) do grant, bargain, sell and convey unto JAMES BROTHERTON JR. and KATHLEEN BROTHERTON (herein referred to as GRANTEE) as joint tenants with rights of survivorship, her 1/2 interest in the following described real estate situated in Shelby County, Alabama to wit:

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

The purchaser has given a first purchase money mortgage of \$108,000.00 to secure part of the purchase price. Subject to any and all matters of public record and other matters which could be revealed by a survey. Mineral and mining rights are not warranted.

TO HAVE AND TO HOLD Unto the said GRANTEES their heirs and assigns, forever; it being the intention of the parties to this conveyance, that I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, 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 29 day of DECEMBER, 1993.

Michele B. Rouse
MICHELE B. ROUSE

State of Alabama
MOBILE County

I, Carole Bradshaw a Notary Public in and for said County, in said State, hereby certify that MICHELE B. 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of DECEMBER, 1993.

Notary Public: Carole Bradshaw My Commission Expires 4-3-97

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

Send Tax Notice to: JAMES BROTHERTON 5149 Skylark Drive
Birmingham, Alabama 35242.

Inst # 1994-00617

01/07/1994-00617
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 35.50

1994-00617