

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

That in consideration of NINETY FIVE THOUSAND/ and no/100 DOLLARS (\$95,000.00) to the undersigned grantor in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, HELEN C. OTTS, an unmarried woman, (herein referred to as grantor) do grant, bargain, sell and convey unto LINDA S. BREWER AND MICHAEL BREWER, (GRANTEES), as joint tenants with rights of survivorship, the following described real estate situated in SHELBY County, Alabama to wit:

Lot 4, in Block 1, according to the Map and Survey of Indian Valley, Fourth Sector, as recorded in Map Book 5, Page 99, in the Probate Office of Shelby County, Alabama.

\$74,000.00 of the purchase price is from a purchase money first mortgage.

Helen C. Otts is the surviving grantee of deed recorded in Deed Book 308, Page 747, in the Probate Office of Shelby County, Alabama; the other grantee, James Ray Otts haveing died on or about the 23 day of OCT, 1987.

Subject to any and all matters of public record and matters which could be revealed by a survey. Mineral and mining rights are not warranted herein nor granted. 1994 taxes are currently a lien but are not yet due and payable.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, and their 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, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal this 27th day of May, 1994.

Helen C. Otts
HELEN C. OTTS

Inst # 1994-17559

06/01/1994-17559
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 29.50

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that HELEN C. OTTS, 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 27th day of May, 1994.

Notary Public: [Signature]
My commission expires: 7-23-1997

Prepared by: Mark E. Tippins, Attorney 4 Office Park Circle, #212
Birmingham, Alabama 35223 (205) 870-4343

Send tax notice to : LINDA S. BREWER, 4918 MONONA CIRCLE,
Birmingham, AL 35244

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