

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
JEFFERSON COUNTY)

That in consideration of ONE HUNNDRED SEVENTY-NINE THOUSAND AND 00/100 DOLLARS (\$179,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, THOMAS C. ANDERSON DBA ANDERSON HOMES, a married man (herein referred to as Grantor), do grant, bargain, sell and convey unto WILLIAM WAGNER BROWN, JR. AND KATHY 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 16-A, according to a Resurvey of Lot 16, Second Addition, Phase II Riverchase Country Club, recorded in Map Book 17, page 106, in the Probate Office of Shelby County, Alabama.

\$154,400.00 of the consideration herein is from a purchase money first mortgage.

This property is not the Homestead of the Grantor.

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. 1995 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 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, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 23rd day of December, 1994.

Inst # 1995-00381


THOMAS C. ANDERSON DBA ANDERSON HOMES

01/05/1995-00381
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 33.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, MARK E. TIPPINS, a Notary Public in and for said County, in said State, hereby certify that THOMAS C. ANDERSON DBA ANDERSON HOMES, 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 and having full authority to sign said deed, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 1994.

Notary Public: 
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: W. W. BROWN, JR., 921 Riverchase Parkway West, Birmingham, AL 35244

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