

*Prepared without benefit of survey. Attorney makes no certification as to legal description.*

Send Tax Notice To:

Carl L. Brake and wife,  
Evadene D. Brake  
517 Meadow Ridge Circle  
Birmingham, Alabama 35242

This instrument was prepared by:  
LINDSEY J. ALLISON  
Griffin, Allison, May, Alvis & Fuhrmeister  
P. O. Box 380275  
Birmingham, AL 35238

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**Warranty Deed, Jointly For Life With Remainder To Survivor**

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**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS,**

**COUNTY OF SHELBY )**

THAT IN CONSIDERATION OF One Hundred Seventy Thousand Five Hundred Dollars and 00/100 (\$170,500.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Paula Ann Bryan, an unmarried woman**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Carl L. Brake and wife, Evadene D. Brake**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 17, according to the Survey of Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13, Page 20, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

Mineral and Mining rights excepted.

**PREPARED WITHOUT BENEFIT OF SURVEY. ATTORNEY MAKES NO CERTIFICATION REGARDING LEGAL DESCRIPTION. TITLE NOT EXAMINED BY PREPARER OF INSTRUMENT.**

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 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.

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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 182.50

Inst # 1995-01184

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we 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, we (I) have hereunto set our hand(s) and seal, this 6th day of January, 1995.

WITNESS:

  
PAULA ANN BRYAN

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Paula Ann Bryan 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 6th day of January, 1995.

  
Notary Public

Inst # 1995-01184

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