

This instrument was prepared by

Send Tax Notice To:

Jones & Waldrop
(Name) 1025 Montgomery Highway
Birmingham, Al. 35216
(Address) #017/96

Edmond Paul Brignac, Jr.
(Name) 2029 Highland Dr.
Hoover, Al. 35244
(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred ninety-six thousand and no/100 (\$196,000.00) Dollars

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Emile A. Miller, III, an unmarried man

(herein referred to as grantors) do, grant, bargain, sell and convey unto
Edmond Paul Brignac, Jr. and Laura Johnson Brignac

(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 41, according to the Amended Map of The Highlands, 1st Sector, as recorded in Map Book 19, page 132, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$145,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Inst # 1996-09019

03/20/1996-09019
12:52 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 59.50

TO HAVE AND TO HOLD, to 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 joint 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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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(s) and seal(s), this 18 day of March, 1996.

(Seal) Emile A. Miller, III (Seal)
EMILE A. MILLER, III
(Seal) (Seal)

STATE OF ALABAMA
COUNTY OF Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Emile A. Miller, III, an unmarried man whose name(s) 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 18 day of March, 1996.

[Signature]
Notary Public

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