

This instrument was prepared by  
Claude M. Moncus  
(Name) Corley, Moncus & Ward, P.C.  
(Address) 2100 SouthBridge Pkwy., Ste. 650  
Birmingham, Alabama 35209

Send Tax Notice To: Alan F. Brown  
name  
229 Summer Brook Lane  
address  
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }  
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100-----  
----- DOLLARS (\$125,000.00)  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
William Moore Griffin and wife, Linda D. Griffin

(herein referred to as grantors) do grant, bargain, sell and convey unto Alan F. Brown and wife, Mary S.  
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 85, according to the Survey of Summer Brook, Sector Two, as recorded  
in Map Book 18, Page 75, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways,  
limitations, if any, of reocrd and Ad Valorem taxes for the year 1996,  
which said taxes are not due and payable until October 1, 1996.

Inst # 1996-17756

06/03/1996-17756  
11:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 10.50

\$128,750.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith

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 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, we have hereunto set our hand(s) and seal(s), this 24th  
day of May, 19 96.

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

William Moore Griffin (Seal)  
Linda D. Griffin (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, Claude M. Moncus, a Notary Public in and for said County, in said State, hereby certify that  
William Moore Griffin and wife, Linda D. Griffin  
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 24th day of May, A.D. 1996

Claude M. Moncus

Notary Public

My Commission Expires: 12/28/99