

This instrument was prepared by

Send Tax Notice To: Warren L. Brandon

(Name) Lamar Ham

name

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

1226 Lake Forest Circle

address

Birmingham, Al 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED EIGHTY SIX THOUSAND AND NO/100-----
----- DOLLARS (\$386,000.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Kay Padgett Ray and husband, Guy W. Ray

(herein referred to as grantors) do grant, bargain, sell and convey unto Warren L. Brandon and wife, Harriette G. Brandon

(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 2, according to the Survey of Riverchase Country Club, 5th Addition, as recorded in Map Book 7, Page 54, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 159,000.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1996-30080
09/12/1996-30080
09:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 235.50

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 9th day of September, 19 96.

_____(Seal) Kay Padgett Ray (Seal)
_____(Seal) Guy W. Ray (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Lamar Ham, a Notary Public in and for said County, in said State, hereby certify that Kay Padgett Ray and husband, Guy W. Ray 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 9th day of September A.D., 1996

Lamar Ham Notary Public

MY COMMISSION EXPIRES NOVEMBER 9, 1997

Inst # 1996-30080