

This instrument was prepared by:
Anthony D. Snable, Attorney
2700 Highway 280 South
Suite 101
Birmingham, Alabama 35223

Send Tax Notices to:

W. Ross O'Brien
Andrea Lisa O'Brien
5340 South Broken Bow
Birmingham AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
JEFFERSON COUNTY)

That in consideration of **ONE HUNDRED TWO THOUSAND FIVE HUNDRED DOLLARS** and **00/100-----(\$102,500.00)** to the undersigned Grantor(s), **Lynn E. Yarbrough**, An Unmarried Woman (herein referred to as Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, the said Grantor(s) do by these presents, grant, bargain, sell and convey unto the said **W. Ross O'Brien and Andrea Lisa O'Brien** (herein referred to as Grantee(s), as joint tenants with right of survivorship the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 5, Block 2, according to the Survey of Broken Bow, as recorded in Map Book 7, Page 145, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year 1997.
2. Easements, restrictions and reservations of record.

\$100,051.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee(s) 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 Grantee(s), 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 Grantee(s), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 20th day of January, 1997.

✓ *Lynn E. Yarbrough*
Lynn E. Yarbrough

02/07/1997-04103
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NCD 12.50

Post # 1997-04103

STATE OF _____)

_____ COUNTY)

I, the undersigned, ~~a Notary Public in and for said State and in said County~~, hereby certify that Lynn E. Yarbrough, An Unmarried Woman whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 28th day of January, 1997.


DONNA J. ANDERSON
AMERICAN CONSUL

NOTARY PUBLIC

(NOTARIAL SEAL)

My Commission Expires: N/A

Inst # 1997-04103

02/07/1997-04103
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SHELBY COUNTY JUDGE OF PROBATE
002 HCB 13.50