

This instrument was prepared by

Send Tax Notice To:

William H. HalbrooksWilliam P. Brown

(Name)

(Name)

704 Independence Plaza4272 Ashington DriveBirmingham, Alabama 35209Birmingham, Alabama 35242

(Address)

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Ten Thousand, Five Hundred & no/100----- Dollars
(\$310,500.00)

to the undersigned grantor, or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Carolyn B. Mason and husband, Courtney H. Mason, Jr.

(herein referred to as grantors) do, grant, bargain, sell and convey unto

William P. Brown and LeeAnn Douglas-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 243, according to the Survey of Brook Highland, 6th Sector, 2nd Phase,
as recorded in Map Book 15, Page 50 A & B, in the Probate Office of Shelby
County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 210,000.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

Inst # 1997-25355

08/11/1997-25355
12:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 109.00TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it bein
the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of t
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 o
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 hei
and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise not
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 sh
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 4th day of
August 19 97

(Seal)

Carolyn B. Mason (Seal)
Carolyn B. Mason

(Seal)

Courtney H. Mason, Jr. (Seal)
Courtney H. Mason, Jr.

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
Carolyn B. Mason and Courtney H. Mason, Jr. whose name(s) are signed to the foregoing conveyance, and wh
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 the 4th day of August 19 97.

Notary Public

WEDNESDAY, AUGUST 11, 1997

Dawn PascoMy Commission Expires
3/26/98

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