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Inst. # 1997-25546

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & Paden
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

HENRY J. BRAKEFIELD
642 SOUTHERN HILLS DRIVE
CALERA, AL 35040

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY THOUSAND and 00/100 (\$90,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, NORMAN A. LERILLE, JR. and BETTY E. LERILLE, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto HENRY J. BRAKEFIELD and SHARON A. BRAKEFIELD, HUSBAND AND WIFE, (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 45, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, AS RECORDED IN
MAP BOOK 7, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO: -

1. Taxes for year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. 35 foot building line as shown on recorded map.
3. 7.5 foot easement on north and east sides of lot as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Restrictions and covenants appearing of record in Misc. Volume 25, Page 684.
6. Right-of-way granted to Alabama Power Company recorded in Volume 315, Page 215.

\$89,900.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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.

08/12/1997-25549
11:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 11.50

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE(S), his, her, or 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), his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, NORMAN A. LERILLE, JR. and BETTY E. LERILLE, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 31st day of July, 1997.


NORMAN A. LERILLE, JR.


BETTY E. LERILLE

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that NORMAN A. LERILLE, JR. and BETTY E. LERILLE, HUSBAND AND WIFE, 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, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31st day of July, 1997.


Notary Public

My commission expires: 5-20-00

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