

PREPARED BY: Trimmier Law Firm, 2737 Highland Avenue, Birmingham, Alabama 35205

SEND TAX NOTICE TO:

180 Deer Mt Cir
Indian Springs, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ⁵⁰⁰ ~~Five~~ Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), Sam L. Brown (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, Sam L. Brown and Risa Renee McGinty 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 2, BLOCK 9, IN FIRST ADDITION TO "INDIAN SPRINGS RANCH" SITUATED IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 2 WEST, ACCORDING TO MAP OF SAME FILED IN MAP BOOK 4, PAGE 35, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, ON MARCH 10, 1959.

SITUATED IN SHELBY COUNTY, ALABAMA

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

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 said GRANTEES, their heirs and assigns, that I(we) am(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, I(we) have hereunto set my(our) hand(s) and seal(s), on 1/22, 19 98.

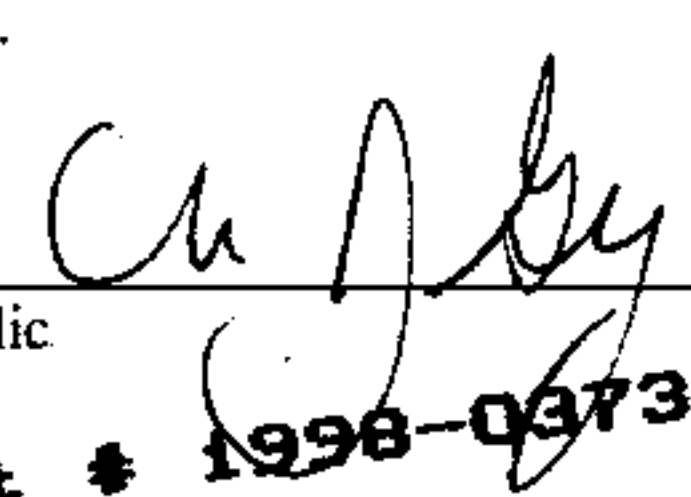

Sam L. Brown, a married man

STATE OF ALABAMA
COUNTY OF

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Sam L. Brown, 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 said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on Jan 22, 19 98.

My commission expires: 6-3-99


Notary Public

Inst # 1998-03739