

## (RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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

SEND TAX NOTICE TO:

THOMAS J. HURST  
229 SUMMER BROOK LANE  
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHEBLY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND THREE HUNDRED FORTY and 00/100 (\$135,340.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ALAN F. BROWN and MARY S. BROWN, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto THOMAS J. HURST and JENNY HURST, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHEBLY County, Alabama, to-wit:

LOT 85, ACCORDING TO THE SURVEY OF SUMMER BROOK, SECTOR TWO, AS RECORDED IN MAP BOOK 18, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.

\$128,010.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**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, 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

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09:55 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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IN WITNESS WHEREOF, the said GRANTORS, ALAN F. BROWN and MARY S. BROWN, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 20th day of October, 1998.

Alan F. Brown  
ALAN F. BROWN

Mary S. Brown  
MARY S. BROWN

STATE OF ALABAMA)  
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALAN F. BROWN and MARY S. BROWN, 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 20th day of October, 1998.

Notary Public  
Notary Public

My commission expires: 7/4/02

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