

SEND TAX NOTICE TO:  
Timothy J. Brewer  
Cherry E. Brewer  
406 13th Street, S.W.  
Alabaster, AL 35007

This Instrument Prepared By:  
Harold H. Goings  
Spain & Gillon, L. L. C.  
2117 Second Avenue North  
Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ninety Thousand and 00/100 Dollars (\$90,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Mildred B. Jones, a single person** (herein referred to as Grantor), do grant, bargain, sell and convey unto **Timothy J. Brewer and Cherry E. Brewer** (herein collectively referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 38, according to the Resurvey of Lots 31, 32 and 33, of Kenton Brant Nicherson's Subdivision, as recorded in Map Bok 5, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 1999 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to 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

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SHELBY COUNTY JUDGE OF PROBATE  
002 MEL  
12:00

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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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal this the 16th day of December, 1998.

Mildred B. Jones  
Mildred B. Jones

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mildred B. Jones, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th, day of December, 1998.

[Signature]  
Notary Public  
My Commission Expires: 8/19/99

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002 MEL 12.00

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