

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
3525 LORNA RIDGE DRIVE, SUITE 100
BIRMINGHAM, ALABAMA 35216

Send tax notice to:

James Jeffery Little
Emily Brooke Lochamy
1804 Trail Ridge Drive
Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty thousand and 00/100 (\$130,000.00) DOLLARS [of which amount \$125,000.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith], to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Lee T. Brown aka Lee Teague Brown, an unmarried woman, by her attorney-in-fact, Jean T. Thompson, and Jean T. Thompson, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto James Jeffery Little and Emily Brooke Lochamy (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 5, Block 4, according to the Survey of Indian Hills, 2nd Sector, as recorded in Map Book 4, Page 91, in the Probate Office of Shelby County, Alabama.

The above described property is not the homestead of Jean T. Thompson, a married woman.

Subject to all rights of way, easements, covenants and restrictions of record.
Subject to current year ad valorem taxes, which are not yet due and payable.
Subject to mineral and mining rights.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this September 3, 1999.

WITNESS:

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Lee T. Brown aka Lee Teague Brown, by her attorney-in-fact, Jean T. Thompson

Jean T. Thompson

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lee T. Brown aka Lee Teague Brown, an unmarried woman, by her attorney-in-fact, Jean T. Thompson, and Jean T. Thompson, a married woman, whose name(s) are signed to the foregoing conveyance, and who 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 on September 3, 1999.

My commission expires: 9/6/2001

NOTARY PUBLIC

Inst # 1999-37777

09/09/1999-37777
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 13.50