

SEND TAX NOTICE TO:

(Name) Ronald Brakefield

(Address) 2713 Braelinn Parkway  
Helena, Alabama 35080

This instrument was prepared by

(Name) B. Christopher Battles

3150 Hwy 52 West

(Address) Pelham, Alabama 35124

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Five Thousand 00/100\*\*\*\*\*(\$105,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Daniel Otis Fitts and Angela Michelle Fitts, Husband and Wife

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald Brakefield and Deborah R. Brakefield, Husband and Wife

(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 73, according to the Survey of Braelinn Village, Phase III, as recorded in Map Book 14, Page 42, in the Probate Office of SHELBY County, Alabama; being situated in SHELBY County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$99,750.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Ronald Brakefield and Ronald K. Brakefield are one in the same person, Inst. 1999-48453

12/01/1999-48453  
09:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 14.00

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, 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 end 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, we have hereunto set OUR hand(s) and seal(s), this 29th

day of November, 19 99

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY COUNTY }

I, B. Christopher Battles

a Notary Public in and for said County, in said State,

hereby certify that Daniel Otis Fitts and Angela Michelle Fitts, Husband and Wife

whose name 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 this 29th day of November A D. 19 99

My Commission Expires: 2-25-2001