



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:

Howard C. Brown

1046 Wyndham Lane

Helena, AL 35080

This instrument was prepared by

(Name) Brown and Battles, LLC

(Address) 3150 Hwy. 52 West, Pelham, AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Ninety-Nine Thousand Five Hundred 00/100*****(\$99,500.00) DOLLARS

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

Steven M. Felton and wife, Shelli K. Felton

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

Howard C. Brown and wife, Elayne R. 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 72, according to the Survey of Windham, Wilkerson Sector, as recorded in Map Book 22, Page 143, in the Probate Office of SHELBY County, ALABAMA.

Mineral and mining rights excepted.

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

\$79,600.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

\$19,900.00 of the purchase price recited above was paid from second mortgage loan closed simultaneously herewith.

06/07/2000-18938
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
B01 188 9.30

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 persons

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 17th

day of May, 2000

WITNESS

Terney Hostler

(Seal)

Steven M. Felton

(Seal)

(Seal)

(Seal)

NOTARIAL SEAL
TERNEY HOSTLER, Notary Public
Fermanagh Twp., Junata County
My Commission Expires Nov. 3, 2008

(Seal)

Shelli K. Felton

(Seal)

STATE OF

General Acknowledgment

Alabama COUNTY

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

hereby certify that Steven M. Felton and wife, Shelli K. Felton

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 17th day of May, A.D., 2000

Terney Hostler

Notary Public

Inst • 2000-18938