

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
Ricky L. Pace and Glenda M. Pace
3133 Chestnut Oak Drive
Birmingham, Alabama 35244

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred seventy seven thousand and no/100 (\$177,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **John D. Brown and Elizabeth J. Brown, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ricky L. Pace and Glenda M. Pace** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 16-A, according to a Resurvey of Lots 15 through 29, inclusive, The Fairways at Riverchase, as recorded in Map Book 14, Page 40, in the Probate Office of Shelby County, Alabama.

Ricky L. Pace and Ricky Pace are one and the same person.

Glenda M. Pace and Glenda Pace are one and the same person.

Mineral and mining rights excepted.

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

\$163,415.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of August, 2001.

Witness

Witness

John D. Brown (Seal)
John D. Brown

Elizabeth J. Brown (Seal)
Elizabeth J. Brown **by his/her agent and attorney**
in fact, *John D. Brown*

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **John D. Brown**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2001.

Notary Public

My Commission Expires: 02-25-05

09/17/2001-40120
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MSB 28.00


Inst # 2001-40120

ACKNOWLEDGMENT FOR POWER OF ATTORNEY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said State, hereby certify that **John D. Brown**, whose name as Attorney in Fact for **Elizabeth J. Brown**, is signed to the foregoing conveyance and who is known to me, acknowledged before me this day that, being informed of the conveyance, he/she, in his/her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, 2001.



Notary Public
My commission expires:02-25-05

Inst # 2001-40120

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