

Send tax notice to:

This instrument prepared by:
James R. Moncus, Jr., LLC
Attorney at Law
1313 Alford Avenue
Birmingham, AL 35226

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

Inst # 2001-40505

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable consideration and no/100 Dollars (\$10.00), in hand paid to the undersigned, Jimmy W. Brown, Jr., a married man, Patrick Brian Brown, a married man, and Lillian B. Coyle, , a widow, (hereinafter referred to as the "Grantor") by Lillian B. Coyle and Lillian Coyle Brown (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, grant, bargain, sell, and convey unto the Grantee as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Map of the 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, Page 33, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO all Easements, Restrictions, and Rights-of-way of Record.

No Title Examination requested or performed.

This is not nor has been the homestead of the Grantor's or the Grantor's Spouses.

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 Grantees, their heirs, executors, administrators and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances except as aforesaid, that I (we) have good right to sell and convey the same as aforesaid, and that I (we) will, and my (our) successors and assigns shall warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 5th day of Sept., 2001.

Lillian B. Coyle
Lillian B. Coyle

Jimmy W. Brown, Jr.
Jimmy W. Brown, Jr.

Patrick Brian Brown
Patrick Brian Brown

09/19/2001-40505
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HSB 69.00

\$ 55,000.00

STATE OF ALABAMA
JEFFERSON COUNTY

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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Lillian B. Coyle, Jimmy W. Brown, Jr. and Patrick Brian Brown, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of Sept., 2001.



Notary Public

[NOTARIAL SEAL]

My Commission expires: 2/23/2004

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