

This form provided by

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

**SEND TAX NOTICE TO:**

(Name) Michael Keith Brown  
264 Twelve oaks Circle  
(Address) \_\_\_\_\_  
Chelsea, Al 35043

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-5 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX**

STATE OF ALABAMA }  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of \$500.00 DOLLARS

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

Michael Keith Brown and wife, Evonne M. Brown  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Michael Keith Brown and wife, Evonne M. 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 10-A, according to the Map of the Resubdivision of Lots 9, 10 & 11 of The Amended Map of Twelve Oaks, as recorded in Map Book 16 page 142 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

02/18/2002-04744  
02:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 11.50

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 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 25 day of January, 2002.

WITNESS:

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

Michael Brown (Seal)  
Michael Keith Brown  
\_\_\_\_\_  
(Seal)  
Evonne M. Brown (Seal)  
Evonne M. Brown

STATE OF ALABAMA }  
Shelby COUNTY }

I, the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Michael Keith Brown and wife Evonne M. Brown whose names 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 25 day of January A. D., ~~19~~ 2002

Gaut F Parson  
Notary Public.

MTA

Inst # 2002-04744