

SEND TAX NOTICE TO:
Paul B. Brown and Flora R. Brown
445 Autumn Drive
Vincent, Alabama 35178

This instrument was prepared by:
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Trimmier Law Firm, LLC.
2737 Highland Avenue South
Birmingham, AL 35205

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Fifty Five Thousand dollars & no cents (\$55,000.00)** To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged, **Jennifer L. Denson n/k/a Jennifer D. Blankenship, an unmarried woman**(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto **Paul B. Brown and wife, Flora R. Brown**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 2 EAST RUN NORTHERLY A DISTANCE OF 1130.20 FEET; THENCE RIGHT 89 DEGREES 43' 49" A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN A STRAIGHT LINE A DISTANCE OF 683.22 FEET; THENCE RIGHT 110 DEGREES 40' 01" A DISTANCE OF 277.88 FEET; THENCE RIGHT 69 DEGREES 19' 59" A DISTANCE OF 586.37 FEET; THENCE RIGHT 90 DEGREES 16' 10" A DISTANCE OF 260.14 FEET TO THE POINT OF BEGINNING. BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO AFFIXED AS A PERMANENT IMPROVEMENT, A 1993 CAVALIER MANUFACTURED HOME, SN ALCA0193680S16030.

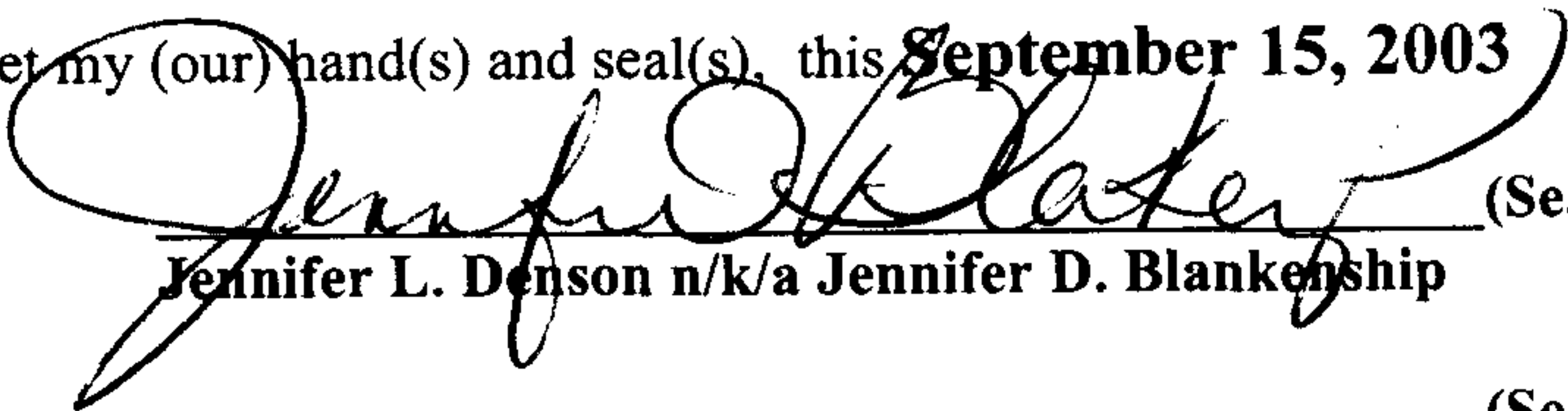
Subject to:

1.The improvements located on said land consist of a mobile home. So long as said mobile home retains its characteristics of personal property, this policy/commitment does not insure the mobile home located on the property as described in Schedule "A", but explicitly excludes such personal property from the coverage hereof. In the event, as of the date hereof, said mobile home is so affixed to said land as to be part of the realty under the terms and provisions of this policy/commitment and under the laws of the state of Alabama, this policy does not insure the mobile home as a part of the land and improvements. The burden of proof to establish that such obile home is a fixture shall be on the insured hereunder.

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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
Closers' Choice

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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **September 15, 2003**
_____(Seal)  (Seal)
_____(Seal) _____(Seal)
Jennifer L. Denson n/k/a Jennifer D. Blankenship

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer L. Denson n/k/a Jennifer D. Blankenship, an unmarried woman, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of September, 2003.



Notary Public.
(Seal)  03.26.2005