

Send tax notice to:

Jesse Saunders

1909 Stone Brook Lane

Birmingham, AL 35242

This instrument prepared by:

Stewart & Associates, P.C.


3595 Grandview Pkwy, #345

Birmingham, Alabama 35243

BHm0416118

STATE OF ALABAMA

COUNTY Shelby


20041210000677410 Pg 1/2 51.50
Shelby Cnty Judge of Probate, AL
12/10/2004 14:33:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty Six Thousand and 00/100 Dollars (\$186,000.00) in hand paid to the undersigned Brian Brasseal and JoAnne Brasseal, husband and wife, (hereinafter referred to as Grantors”) by Jesse Saunders and Kelly K. Saunders, husband and wife, (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 30BB, according to a Resubdivision of Lots 30A, 30B and 30C, The Cottages at Brook Highland, as recorded in Map Book 19, Page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2005 AND THEREAFTER.

BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

\$148,800.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor(s) Brian Brasseal and JoAnne Brasseal hereunto set their signature(s) and seal(s) on November 30, 2004.

Joanne Brasseal A/F Brian Brasseal
Brian Brasseal, by his attorney in fact
Joanne Brasseal

Joanne Brasseal
JoAnne Brasseal

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bryan Brasseal and JoAnne Brasseal, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 2004.

(NOTARIAL SEAL)

[Signature]
Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires:

4-13-08

