

This instrument was prepared by
(Name) William H. Halbrooks
1 Independence Plaza, Suite 704
(Address) Birmingham, AL 35209

Send Tax Notice To: Joseph Lee Middlebrooks
name 1122 Cahaba River Estates
address Birmingham, AL 35244-440

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,


20041228000702100 Pg 1/1 344.50
Shelby Cnty Judge of Probate, AL
12/28/2004 11:05:00 FILED/CERTIFIED

That in consideration of One Million, Three Hundred Thirty-three Thousand and no/100-----
(\$1,333,000.00) Dollars
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Arthur S. Ludwig, Jr. , a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph Lee Middlebrooks and Terri D. Middlebrooks
(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Jefferson

County, Alabama to-wit:

Lot 17, according to the map and survey of Cahaba River
Estates, a map of which is recorded in the Office of the
Judge of Probate of Jefferson County, Alabama, in Map Book
17, Page 64. Said Map and Survey of Cahaba River Estates
is also recorded in the Bessemer Division of the Office
of the Probate Judge of Jefferson County, Alabama, in Map
Book 3, Pages 32 and 33, and is also recorded in the Office
of the Probate Judge of Shelby County, Alabama, in Map Book
3, Page 11.

Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 999,750.00 of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

The herein above described property does not constitute the
homestead of the Grantor, nor that of his spouse.

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, _____ have hereunto set _____ hand(s) and seal(s), this 17th
day of December, 19 2004

(Seal)

(Seal)

(Seal)

Arthur S. Ludwig, Jr. (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

I, _____ the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that
whose name(s) is Arthur S. Ludwig, Jr. signed to the foregoing conveyance, and who is known to me, 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 17th day of December, 19 2004 A.D. 19 2004

William H. Halbrooks

Notary Public