

20050708000343960 1/2 \$180.50
Shelby Cnty Judge of Probate,AL
07/08/2005 03:26:30PM FILED/CERT

Shelby County, AL 07/08/2005
State of Alabama
Deed Tax:\$166.50

This document prepared by:
Relocation Advantage
2400 Dallas Parkway, Suite 460
Plano TX 75093

Send Tax Notice To;
Brian Matthew Brown
1543 Wingfield Court
Birmingham, Alabama 35242

Return to:

For Recorder Use Only

WARRANTY DEED

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five HundredFive Thousand---Dollars to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt and sufficiency of which are hereby acknowledged, Bryan C. Eaves and Susan M. Eaves, husband and wife, (herein referred to as "Grantor(s)"), does hereby grant, bargain, sell, and convey unto

Brian Matthew Brown and Cathy W. Brown as joint tenants with right of survivorship, herein referred to as "Grantee(s)", the following described real property situated in Birmingham, Shelby County, Alabama, to-wit:

Lot 1623, according to the Survey of Brook Highland, 16th Sector, Phase II, as recorded in Map Book 28, page 16 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$338,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee(s), their heirs and assigns forever.* And I/we do for ourselves and for our successors and assigns covenant with the said Grantee(s), their heirs and assigns, that I/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 our successors and assigns shall warrant and defend the same to the said Grantee(s), their heirs assigns forever, against the lawful claims of all persons.

as joint tenants with right of survivorship.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 25 day
of March, 2005.

Bryan C. Eaves
Bryan C. Eaves

Susan M. Eaves
Susan M. Eaves

THE STATE OF Alabama }
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Bryan C. Eaves, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date. Give under my hand and official seal this 25th day of March, 2005.

Stephine M. Baugh
Notary Public
My Commission Expires: 2-11-09

SEAL

THE STATE OF Alabama }
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan M. Eaves, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date. Give under my hand and official seal this 25th day of March, 2005.

Stephine M. Baugh
Notary Public
My Commission Expires: 2-11-09

SEAL