

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

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

For Recorder Use Only

WARRANTY DEED

State of Alabama Shelby County

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of <u>Five HundredFive Thousand---Dollars</u> 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 sur-, herein referred to as "Grantee(s)", the following described real property situated in vivorship Birmingham, Shelby County, Alabama, to-wit:

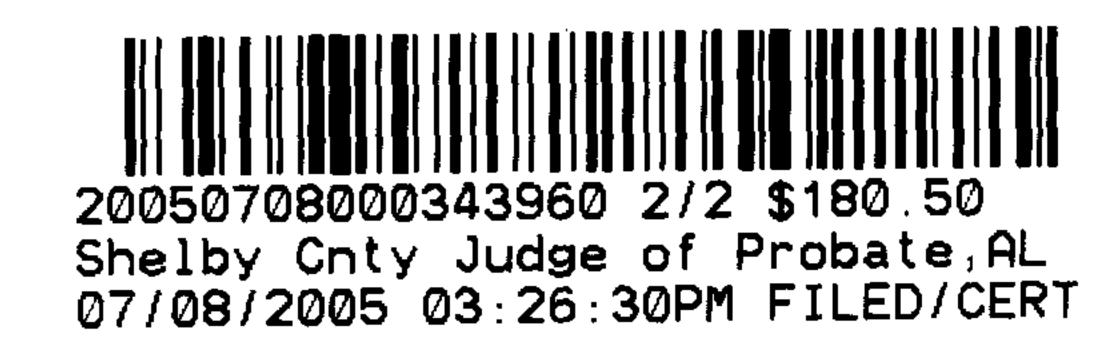
Lot 1623, according to the Survey of Brook Highland, 16th Sector, Phase II, as recorded in Map Book 28, page 16 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$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.

AYION T. SWEENEY, ATTORNEY AT LAW



IN WITNESS WHEREOF, I/we have hereunto of Mach, 2005.	set my/our hand(s) and seal(s) this $\frac{25}{2}$ day
Byw Clave	Swaith. Eawy
Bryan C. Eaves	Susan M. Eaves
THE STATE OF MANAYOR COUNTY OF JUSTIN	
I, the undersigned, a Notary Public in and for Bryan C. Eaves, whose name is signed to the for acknowledged before me on this day that, being executed the same voluntarily on the and official seal this in the day of its	ng informed of the contents of the instrument,
Notary Public My Commission Expires: 2-10-07	SEAL
THE STATE OF MANY OF JUSTINIA	
	for said County in said State, hereby certify that foregoing instrument, and who is known to me, and informed of the contents of the instrument, and the same bears date. Give under my hand (20)
My Commission Expires: 2-10-01	SEAL