20050715000354360 1/1 $12.00
Shelby Cnty Judge of Probate,AL
07/15/2005 10:55:46AM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Johnny M. Brown
185 Pebble Drive
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($ 160,000.00), to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Lois M. Glackin, an unmarried woman** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Johnny M. Brown and Gail R. Brown** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 71, according to the Survey of Summerbrook Sector One, as recorded in Map Book 18, Page 74, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

$ 128,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.
$ 32,000.00 of the purchase priced recited above was paid from a second mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of July, 2005.

Lois M. Glackin

Lois M. Glackin

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, **Lois M. Glackin, an unmarried woman,** whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of July, 2005.

Frank K. Bynum

My Commission Expires: 11/20/2008 Notary Public