


SEND TAX NOTICE TO:

(Name) Allen Gene Brown and Michelle Brown  
(Address) 318 Edgeland Lane  
Vandiver, AL 35176

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P. O. BOX 587  
COLUMBIANA, ALABAMA 35051

  
20050824000437160 1/1 \$17.50  
Shelby Cnty Judge of Probate, AL  
08/24/2005 03:29:08PM FILED/CERT

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of <sup>\$ 6050.00</sup> **One Dollar and other good and other good and valuable consideration**, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, I, **Paul Brown, a married man**, (herein referred to as grantor) do grant, bargain, sell and convey unto my brother and his wife, **Allen Gene Brown and wife, Michelle Brown** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southwest corner of the SW 1/4 of the SE 1/4 of Section 1, Township 18 South, Range 1 East, Shelby County, Alabama, and run thence North 90 deg. 00' 00" East along the south line of said quarter-quarter a distance of 339.38 feet to the point of beginning of the parcel being described; thence run North 17 deg. 13' 39" East a distance of 458.94 feet to a point; thence run South 71 deg. 55' 11" East a distance of 130.03 feet to a point; thence run North 72 deg. 05' 11" East a distance of 141.70 feet to a point; thence run South 17 deg. 13' 39" West a distance of 462.32 feet to a point on the South line of said quarter-quarter section; thence run South 90 deg. 00' 00" West along said quarter-quarter line a distance of 257.44 feet to the point of beginning, containing 2.48 acres.

The above described property does not constitute any part of the homestead of the grantor or his spouse.

**TO HAVE AND TO HOLD** unto the said GRANTEES as joint tenants, with right of 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 the 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 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, I have hereunto set my hand and seal this 24 day of Aug, 2005.

Shelby County, AL 08/24/2005  
State of Alabama

Deed Tax: \$6.50

Paul Brown (SEAL)  
Paul Brown

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Paul Brown**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of August, 2005.

Jamie Brasher (SEAL)  
Notary Public