

This instrument was prepared by:  
HARRY W. GAMBLE  
105 Owens Parkway, Suite B  
Birmingham, Alabama 35244

Send tax notice to:  
108 Glen Abbey Lane  
Alabaster, Alabama 35007

**STATE OF ALABAMA  
COUNTY OF SHELBY**

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

Know All Men by These Presents: That in consideration of **TWO HUNDRED THIRTY FOUR THOUSAND AND NO/100 DOLLARS (\$234,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **MARK S. BROWN AND DEANNA H. BROWN, HUSBAND AND WIFE** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **KATHRYN REXRODE AND GREG SMITH** (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 2, according to the Survey of Weatherly, Glen Abbey – Sector 12, as recorded in Map Book 18, page 128, in the Probate Office of Shelby County, Alabama.**

Subject to:

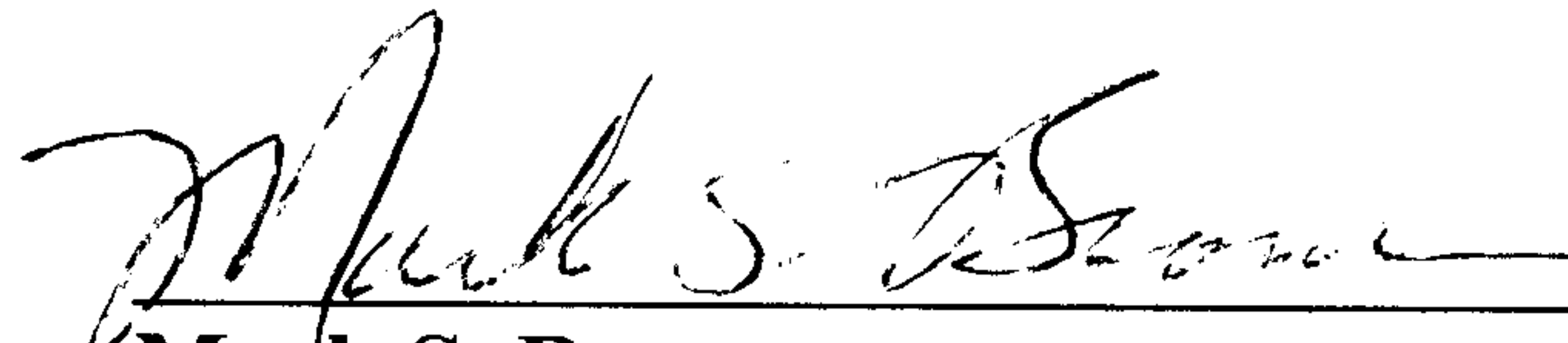
(1) Taxes or assessments for the year 2005 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) 30 foot minimum building setback line from Glen Abbey Lane as shown by recorded map (b) Restrictions, covenants and conditions as setforth in Instrument #1994-25694, amended in Instrument #1995-9413 (c) Transmission line permit to Alabama Power Company as setforth in Deed Book 127, page 410 and in Deed Book 194, page 30 (d) Agreement for ingress and egress as setforth in Deed Book 289, page 858 (e) Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Instrument #1994-24487, in the Probate Office of Shelby County, Alabama (f) Restrictions, limitations and conditions as shown in Map Book 18, page 128.


\$210,600.00 of the purchase price recited above was paid from a mortgage loans closed simultaneously herewith.

To Have And To Hold to 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 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 grantees, 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 said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from encumbrances, unless otherwise stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 31 day of August, 2005.

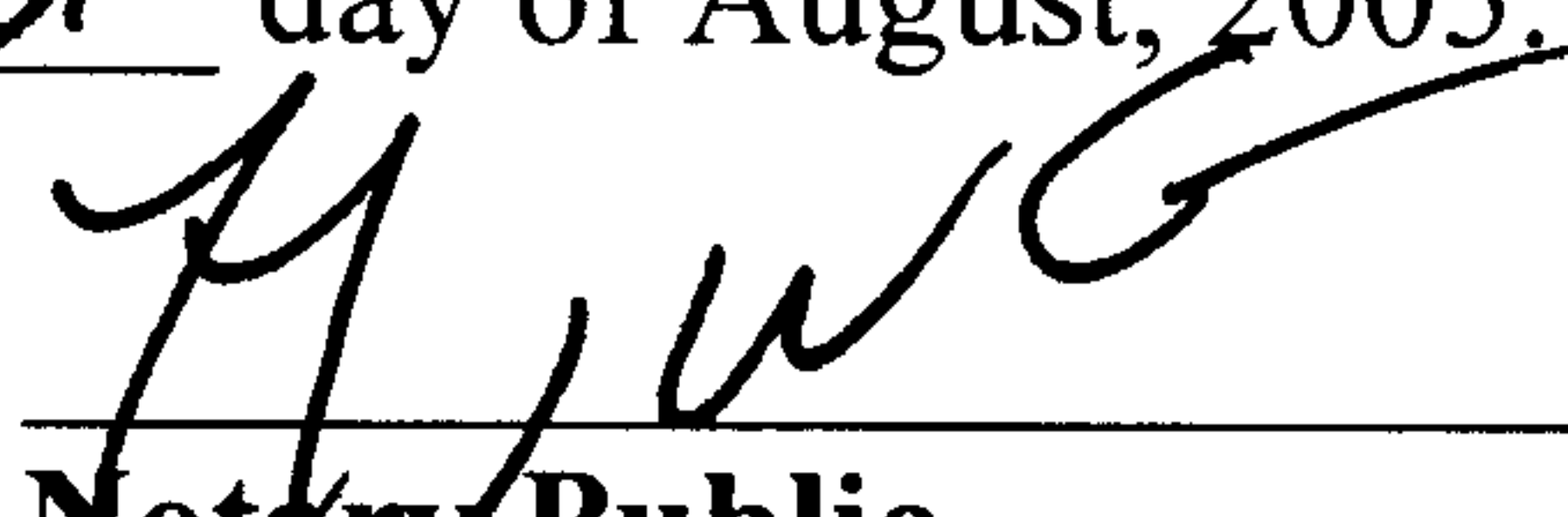
 (SEAL)  
**Mark S. Brown**

 (SEAL)  
**Deanna H. Brown**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, HARRY W. GAMBLE, a Notary Public in said and for said County, in said State, hereby certify that **MARK S. BROWN AND DEANNA H. BROWN, HUSBAND AND WIFE**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31<sup>st</sup> day of August, 2005.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 3/1/08