

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 N. 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
Frederick Brown & Nancy Brown
1583 Oak Park Dr.
Helena, AL 35890

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of ---Three Hundred Nineteen Thousand Nine Hundred and 00/100---
(\$319,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt is acknowledged, we,
Earl Trammell, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Frederick Brown and Nancy Brown

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate,
situated in SHELBY County, Alabama, to-wit:

Lot 9, according to the Survey of Oak Park Highlands, Sector 3, as recorded
in Map Book 26, page 136, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$255,920.00 of the consideration recited above was paid from a mortgage loan executed
simultaneously herewith.


\$63,980.00 of the consideration recited above was paid from a second mortgage
loan executed simultaneously herewith.

This property is not the homestead of the undersigned grantor(s).

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said
GRANTEEES, their heirs and assigns, that I am (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 my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 5th
day of May, 2006.

 (Seal)
Earl Trammell

_____(Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Earl Trammell, a married man
whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on
this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day
the same bears date.

Given under my hand and official seal this 5th day of May, 2006.


NOTARY PUBLIC

