20070104000002440 1/1 $161.00
Shelby Cnty Judge of Probate,AL
01/04/2007 08:25:44AM FILED/CERT

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Shelby County, AL 01/04/2007
State of Alabama

Deed Tax:$150.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **$149,900.00** to the undersigned Grantor(s), **Niki Boyd Zemnes and Les Zemnes, Husband and Wife**, in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Pamela R Brooks and Roderick M Brooks** (herein referred to as "Grantees") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 197, according to the Amended Map, Phase II, Weatherly Village Sector 17, as recorded in Map Book 22, Page 67, in the Probate Office of Shelby County, Alabama.

Address of Property: **263 Warwick Lane**
Alabaster, Alabama 35007

Subject to taxes for the year 2007 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

$ 0.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 30th day of November, 2006.

By: _____ Grantor _____ Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Niki Boyd Zemnes and Les Zemnes, Husband and Wife**, 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 on the 30th day of November, 2006.

_____
Notary Public

Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 13, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

This Instrument Prepared By:
Kevin Hays, Attorney at Law
100 Concourse Parkway, Suite 101
Birmingham, AL 35244

Send Tax Notices To:
Pamela R Brooks and Roderick M Brooks
263 Warwick Lane
Alabaster, Alabama 35007