

This instrument was prepared by:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:

Mr. and Mrs. Anthony Brown

1738 Tahiti Lane
Alabaster, AL 35007


20070531000254880 1/2 \$25.00
Shelby Cnty Judge of Probate, AL
05/31/2007 03:12:58PM 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 **EIGHTY THOUSAND AND NO/00 DOLLARS (\$80,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **The Heirs at Law of Dewey Garrett, III, deceased, Probate Case #2003-000567 by Dewey Hobson Garrett, IV, as Personal Representative, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Anthony Brown and wife, Yoko Brown, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

\$69,165.75 the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

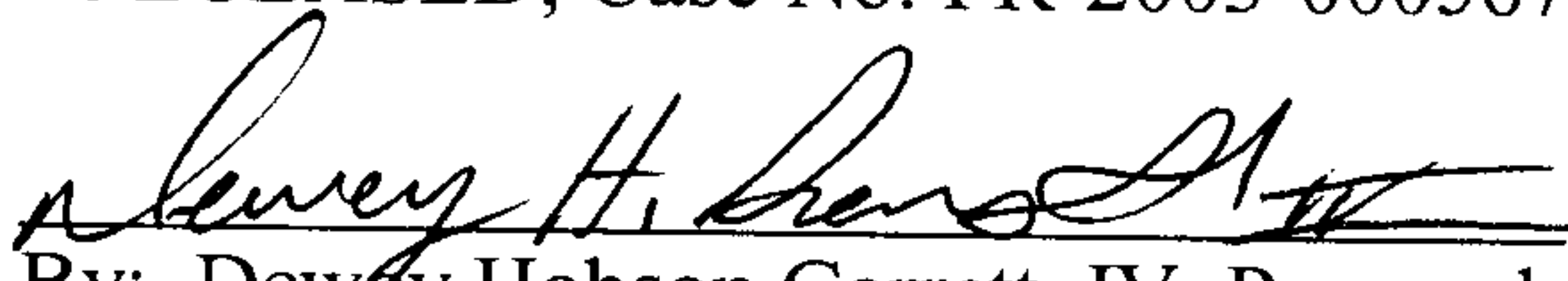
Dewey Garrett, III and Dewey H. Garrett, III are one and the same person.

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of May, 2007.

THE ESTATE OF DEWEY GARRETT, III
DECEASED, Case No. PR-2003-000567


By: Dewey Hobson Garrett, IV, Personal
Representative

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Dewey Hobson Garrett, IV, whose name as Personal Representative of The Estate of Dewey Garrett, III, deceased, Case No. PR-2003-000567, 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 30th day of May, 2007.


Notary Public

My commission expires: 01/02/11

EXHIBIT "A"
LEGAL DESCRIPTION

20070531000254880 2/2 \$25.00
Shelby Cnty Judge of Probate, AL
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Lot No. 25 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the North right-of-way line of Center Avenue and the West right-of-way line of Cotten Street, said right-of-way lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence North along said right-of-way line of Cotton Street for 86.79 feet to the point of beginning; thence continue North along said right-of-way line of Cotton Street for 75.00 feet; thence 88 degree(s) 44 minute(s) 15 second(s) left and run Westerly for 179.00 feet; thence 91 degree(s) 15 minute(s) 45 second(s) left and run Southerly for 60.00 feet; thence 79 degree(s) 08 minute(s) 15 second(s) left and run Southeasterly for 89.98 feet; thence 10 degree(s) 36 minute(s) left and run Easterly for 90.71 feet to the point of beginning. Situated in Shelby County.

ALSO:

Lot No. 27 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Begin at the intersection of the North right-of-way line of Center Avenue and the West right-of-way line of Cotten Street, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Southwesterly along said right-of-way line of Center Avenue for 90.48 feet; thence 94 degree(s) 50 minute(s) 45 second(s) right and run Northerly for 96.97 feet; thence 91 degree(s) 36 minute(s) 15 second(s) right and run Easterly for 90.71 feet to a point on the Westerly right-of-way line of Cotten Street; thence 88 degree(s) 44 minute(s) and 15 second(s) right and run Southerly along said right-of-way line of Cotten Street for 86.79 feet to the point of beginning.

Also Known as Lots 25 and 27, according to the map and survey of Property Line Map Siluria Mills as recorded in Map Book 5, Page 10, in the Office of the Judge of Probate of Shelby County, Alabama.

Shelby County, AL 05/31/2007
State of Alabama
Deed Tax: \$11.00