

362



20080103000004270 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
01/03/2008 04:11:52PM FILED/CERT

Send tax notice to:
SIDNEY JACKSON
373 OLD CAHABA TRAIL
HELENA, AL 35080

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #645
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY Jefferson

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTY TWO THOUSAND NINE HUNDRED AND NO/100
(\$152,900.00) in hand paid to the undersigned Albert Brooks and spouse, Brandy Bentley
Brooks, husband and wife (hereinafter referred to as Grantors") by SIDNEY JACKSON
_____ (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby
acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as
joint tenants with right of survivorship, the following described real estate situated in Shelby
County, Alabama, to-wit:

Lot 719, according to the Survey of Old Cahaba Cedar Crest Sector, as recorded in Map Book 24, Page 11,
in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 01, 2007 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, AGREEMENTS, RIGHTS OF WAYS,
RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.

Brandy Bentley is one and the same person as Brandy Bentley Brooks.

\$ ALL OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF
A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their
heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs,
executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises;
that they are free from all encumbrances except as noted above; that they have a good right to sell
and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall
warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful
claims of all persons.



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IN WITNESS WHEREOF, Grantor(s) Albert Brooks and Brandy Bentley Brooks, husband and wife hereunto set their signature(s) and seal(s) on .

Albert Brooks
Albert Brooks
Brandy Bentley Brooks
Brandy Bentley Brooks

STATE OF NC
COUNTY OF Mecklenburg

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

Given under my hand and official seal this the 15 day of September 2007

(NOTARIAL SEAL)

William Youman
Notary Public
Print Name: William YOUNAN
Commission Expires: 8/1/2009

STATE OF NC
COUNTY OF Mecklenburg

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

Given under my hand and official seal this the 15 day of September 2007

(NOTARIAL SEAL)

William Youman
Notary Public
Print Name: William YOUNAN
Commission Expires: 8/1/2009