



20080218000065580 1/1 \$23.00
 Shelby Cnty Judge of Probate, AL
 02/18/2008 02:37:08PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Fifty Two Thousand and No/100 (\$152,000.00)** and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, **Wade Brown, Gregg Brown and Scott Brown, as devisees of the Estate of Laurel W. Brown, deceased, Probate Case # 2006-000659**, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto **John Lee Littleford and Laura Leigh Littleford**, referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 5, BLOCK 3, OF AMENDED MAP OF A PORTION OF FIRST ADDITION TO CEDAR GROVE ESTATES, AS RECORDED IN MAP BOOK 4, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$142,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2008, are a lien, but not yet due and payable, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) 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 survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their heirs and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their heirs and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their heirs and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Wade Brown, Gregg Brown and Scott Brown, as devisees of the Estate of Laurel W. Brown, deceased, Probate Case # 2006-000659 who is authorized to execute this conveyance, has hereto set his signatures and seal, this 15th day of February, 2008.

Shelby County, AL 02/18/2008
 State of Alabama

Deed Tax: \$10.00

WITNESS

WITNESS

STATE OF ALABAMA
 COUNTY OF JEFFERSON

THE ESTATE OF LAUREL W. BROWN,
 DECEASED, PROBATE CASE # 2006-000659

BY: Wade Brown
 WADE BROWN, DEVISEE

BY: Gregg Brown
 GREGG BROWN, DEVISEE

BY: Scott Brown
 SCOTT BROWN, DEVISEE

I, the undersigned a Notary Public in and for said State and County, hereby certify that Wade Brown, Gregg Brown and Scott Brown, as devisees of the Estate of Laurel W. Brown, deceased, Probate Case # 2006-000659 whose names 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, they as such devisees of the Estate of Laurel W. Brown, deceased Probate Case # 2006-000659 and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, 2008.

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
 Moseley & Associates, P.C.
 2871 ACTON ROAD, SUITE 101
 BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:

1237 NE 2nd St
 Alabaster, Alabama 35007

DAVID S. SNOODY
 MY COMMISSION EXPIRES 6/18/10