

**THIS INSTRUMENT PREPARED BY:**  
George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**  
Jeffrey and Virginia Baumbach  
2008 King Stables Road  
Birmingham, Alabama 35242

**WARRANTY DEED**

STATE OF ALABAMA )

Shelby County, AL 04/16/2008  
State of Alabama

SHELBY COUNTY )

Deed Tax: \$24.00

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Four Hundred Seventy One Thousand Five Hundred and 00/100 Dollars (\$471,500.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, Richard A. Brooks and Marjean D. Brooks, husband and wife (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto Jeffrey W. Baumbach and Virginia L. Baumbach (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

**Lot 127, according to the Survey of Greystone-1<sup>st</sup> Sector, Phase II, as recorded in Map Book 15, pages 58, 59, 60 and 61, in the Probate Office of Shelby County, Alabama**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$ 377,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

\$70,725.00 of the above-recited purchase price was paid from a second mortgage loan closed simultaneously herewith

**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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the Grantors have hereunto set their hands and seals, this 8<sup>th</sup> day of April, 2008.


  
Richard A. Brooks

  
Marjean D. Brooks

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Richard A. Brooks and Marjean D. Brooks, whose names are signed to the foregoing instrument, and who are known to me, they acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of April, 2008.

  
Notary Public

