

**WARRANTY DEED
With Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

) Value: \$325,000
Recorded simultaneously with '324,500
) KNOW ALL MEN BY THESE PRESENTS: mortgage

THAT **TERRY BROWNELL**, a married person, of the first part, in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration to him in hand paid by **DAVID TYSON and LAUREN TYSON**, of the second part, the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto the said **DAVID TYSON and LAUREN TYSON**, for and during their natural lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, subject to the conditions, limitations and restrictions set out below, the following described real estate, to-wit:

Lot 3215, according to the Survey of Riverchase Country Club, 32nd Addition, as recorded in Map Book 14 Page 53 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. (B-11260;cmg)

No part of the above described property constitutes the homestead of the party of the first part.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, to the said **DAVID TYSON and LAUREN TYSON**, for and during their natural 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.

PLEASE SEND TAX NOTICE TO:


2116 Banbury Dr.
Birmingham, AL 35244



20080619000250930 2/2 \$14.50
Shelby Cnty Judge of Probate, AL
06/19/2008 01:16:15PM FILED/CERT

And the said party of the first part, for himself and his heirs, covenants with the said parties of the second part, that he is lawfully seized in fee simple of said premises; that the premises is free from all encumbrances except as herein set forth; that he has a good right to sell and convey the same as aforesaid; and that he will forever warrant and defend the same unto the said parties of the second part and their heirs and assigns, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal on this 16th day of June, 2008.

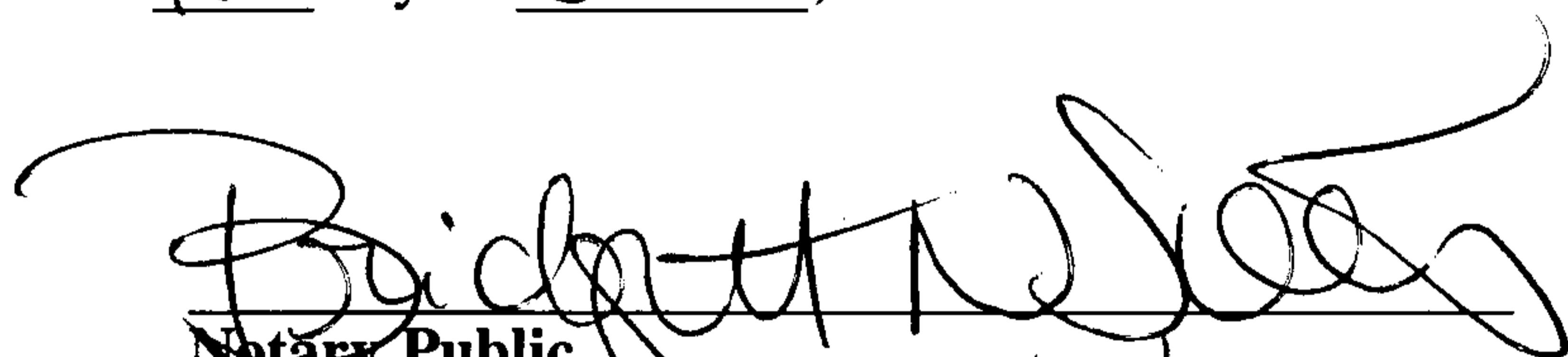
 (Seal)
TERRY BROWNELL

STATE OF ALABAMA)

COUNTY OF MARSHALL)

I, the undersigned authority, a Notary Public in and for said county and state, do hereby certify that **TERRY BROWNELL**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me 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 seal this 16th day of June, 2008.


Notary Public
My Commission Expires: 1/4/12

Shelby County, AL 06/19/2008
State of Alabama

Deed Tax: \$.50

This instrument was prepared by J. Barry Jones, Wright & Wright, P.C., 2313 Worth Street, Guntersville, Alabama. By preparing same the scrivener does not expressly or by implication give any opinion or warranty as to the status of the title of the property conveyed herein.