

WARRANTY DEED WITH SURVIVORSHIP

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
Bynum & Bynum, Attorneys
#17 Office Park Circle
Birmingham, Alabama 35223

Send Tax Notice To:

Adam J. Brown
Casey M. Brown
2537 Willowbrook Circle
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Five Thousand and No/100 Dollars (\$305,000.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Gerald A. Templeton** and wife, **Phyllis C. Templeton**, (herein referred to as Grantors) do grant, bargain, sell and convey unto **Adam J. Brown** and **Casey M. Brown** (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 18, according to the Survey of WillowBrook, as recorded in Map Book 11, page 48 A & B, in the Probate Office of Shelby County, Alabama.

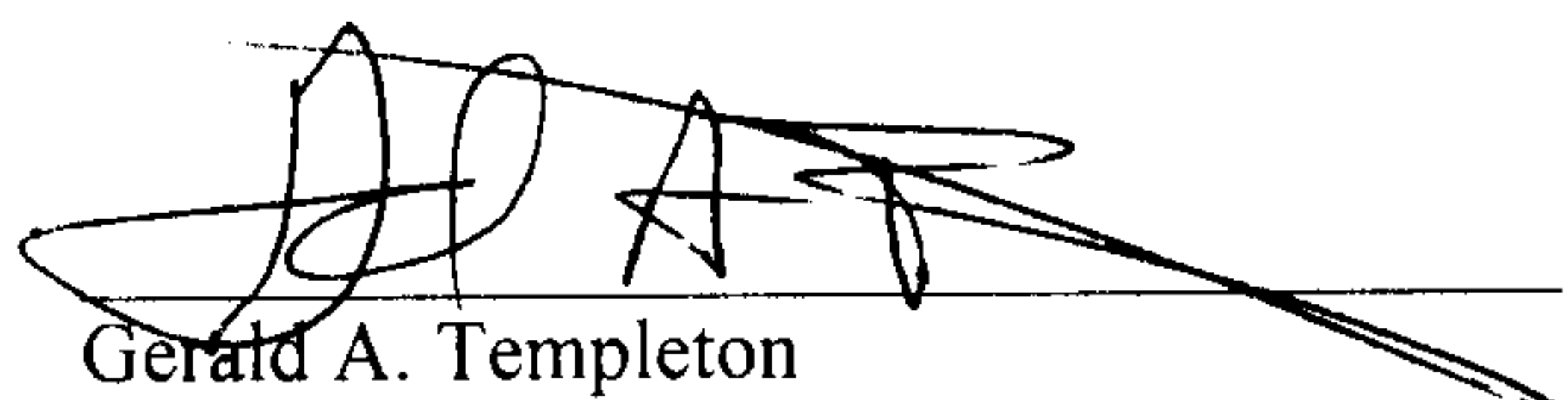
\$289,750.00 of the consideration has been paid from the proceeds from a purchase money mortgage.

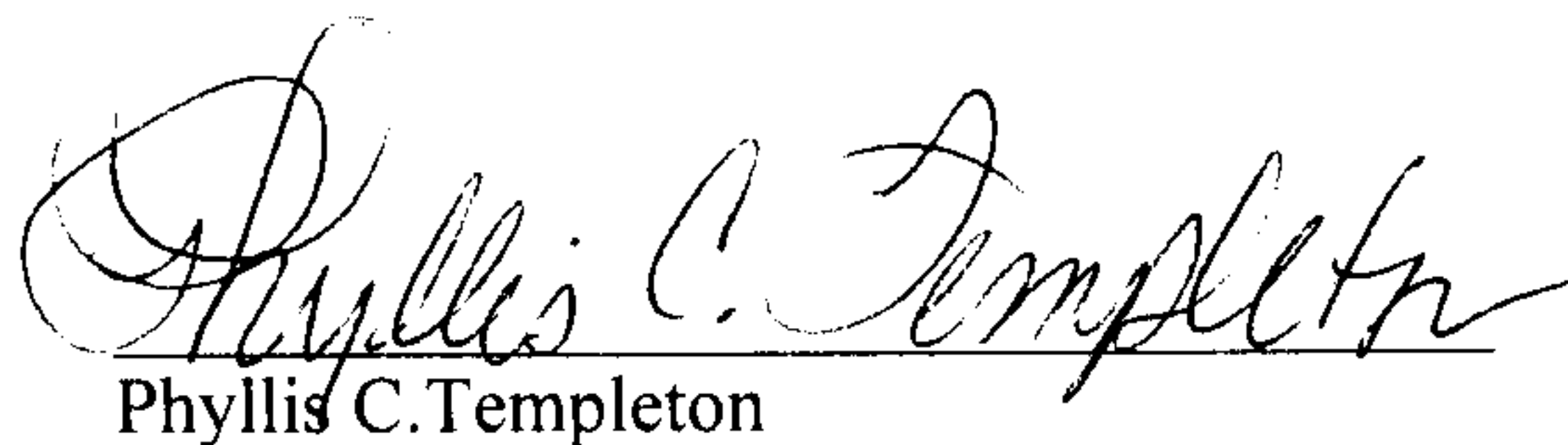
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are 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 my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seal, this 30th day of June, 2008.


Gerald A. Templeton

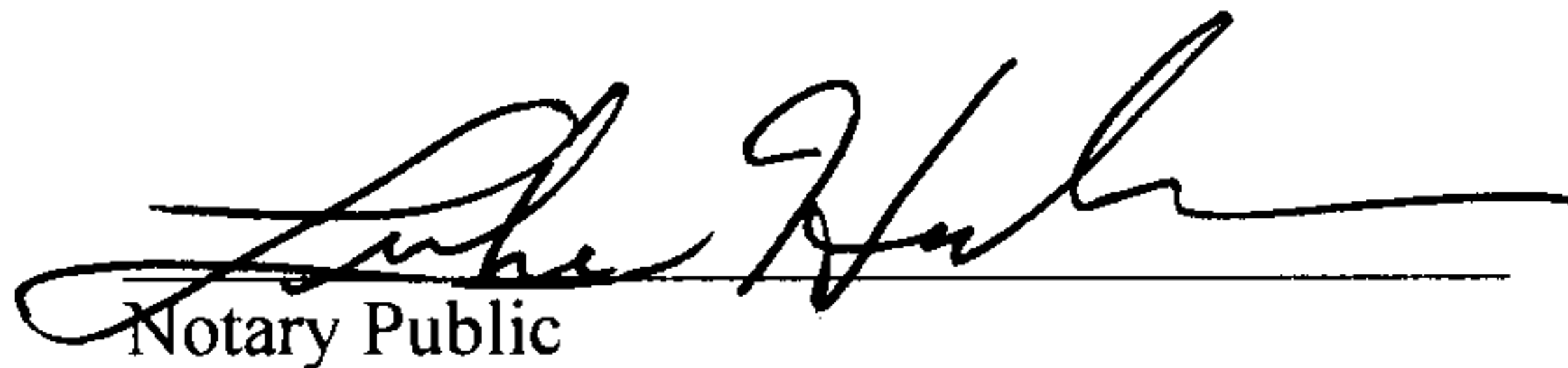

Phyllis C. Templeton

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 07/07/2008
State of Alabama
Deed Tax: \$15.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Gerald A. Templeton and wife, Phyllis C. Templeton, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30th day of June, 2008.


Notary Public

My Commission Expires: 7/26/08

