



20081223000473770 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/23/2008 10:35:31AM FILED/CERT

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Richard C. Brown
1300 Yellowleaf Lane
Maylen, Alabama 35114

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Eight Thousand Dollars and no/100 (**\$128,000.00**), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rhonda L. Toomey and husband Glenn Toomey**, grant, bargain, sell and convey unto **RICHARD C. BROWN**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Lot 56, according to the survey of Eaglewood Estates, First Sector, as recorded in Map Book 7, Page 45,
in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to taxes for 2008 and subsequent years, easements, restrictions, rights of way and permits of record.

Property constitutes part/no part of the homestead of the grantor or grantor's spouse.

(\$132,200.00) of the aforementioned was paid by first mortgage filed simultaneously herewith.

Rhonda L. Hunley and Rhonda L. Toomey are one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of DECEMBER, 2008.

Rhonda L. Toomey
Rhonda L. Toomey

Glenn Toomey
Glenn Toomey



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STATE OF Kentucky
COUNTY OF Bell

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Rhonda L. Toomey**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2008.

Belinda L. Ober
Notary Public

My Commission Expires: 10/25/10

STATE OF Kentucky
COUNTY OF Bell

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Glenn Toomey**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of October, 2008.

Belinda L. Ober
Notary Public

My Commission Expires: 10/25/10