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Shelby Cnty Judge of Probate, AL
03/18/2010 09:34:11 AM FILED/CERT

This Instrument Was Prepared By:
John Bahakel, Attorney at Law
10 Palladian Place, 2080 Valleydale Road
Hoover, Alabama 35244

Send Tax Notice to:
Michael H. Brown
1433 Secretariat Drive
Helena, Alabama 35080

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One Hundred Seventy Six Thousand And 00/100 Dollars (\$176,000.00)** to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Jason E. Matherson and Rachael A. Matherson, husband and wife** (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Michael H. Brown and Sophie D. Brown, wife and husband** (hereinafter referred to as GRANTEES), for and during their joint 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, the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Lot 47, according to the Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10, page 78, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

This conveyance is hereby made subject to restrictions, covenants, easements, limitations, rights of way, and mineral and mining rights, if any, of record in the Probate Office of Shelby County, Alabama.

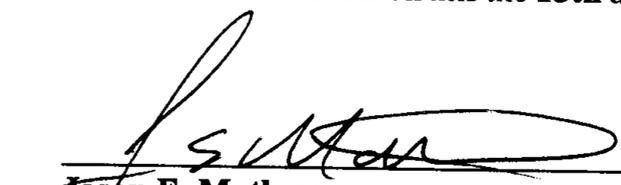
\$140,800.00 of the purchase price was paid via a purchase money mortgage.

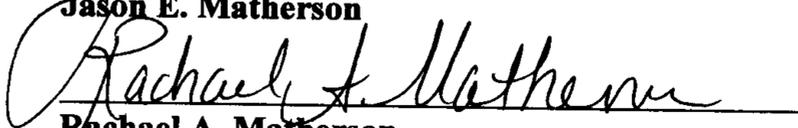
Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint 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.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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 seals on this the **15th** day of **March**, **2010**.



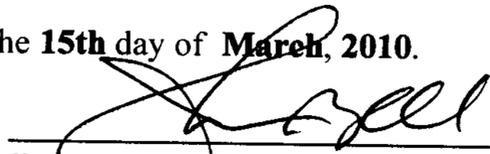
Jason E. Matherson


Rachael A. Matherson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Jason E. Matherson and Rachael A. Matherson, husband and wife**, 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 **15th** day of **March**, **2010**.



John Bahakel, Notary Public

My Commission Expires: **9/18/2012**