


THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
Scott M. Fletcher
131 Linwood Road
Sterrett, AL 35147

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)


20100602000173760 1/1 \$65.50
Shelby Cnty Judge of Probate, AL
06/02/2010 01:25:05 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Seventy-One Thousand and 00/100 (\$271,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Harl Edward Brown and Lisa Anne Brown, husband and wife** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Scott M. Fletcher and Robin K. Fletcher, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 464, according to the Survey of Forest Parks, 4th Sector, 1st Phase, as recorded in Map Book 23, Page 99, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$216,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 21 day of May, 2010.

Harl Edward Brown
By *Lisa Anne Brown*
his attorney in fact
Harl Edward Brown
by: Lisa Anne Brown
his attorney in fact

Lisa Anne Brown
Lisa Anne Brown

Shelby County, AL 06/02/2010
State of Alabama
Deed Tax : \$54.50

State of North Carolina) County of Wake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Lisa Anne Brown, a married woman, 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 THIS 21 DAY OF MAY, 2010

My commission expires:

9.15.2010

Heather LeBlanc
Notary Public

State of North Carolina) County of Wake

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that *Lisa Anne Brown*, whose name as Attorney In Fact for Harl Edward Brown, a married man, 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, in her capacity as such Attorney In Fact, executed the same voluntarily on the day the same bears date.
GIVEN UNDER MY HAND THIS THE 21 DAY OF MAY, 2010

My Commission Expires:

9.15.2010

Heather LeBlanc
Notary Public

HEATHER L. LEBLANC
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires September 15, 2010

HEATHER L. LEBLANC
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires September 15, 2010