

SEND TAX NOTICE TO:
Kevin and Alison Brooks
2916 Coatbridge Lane
Birmingham, AL 35242

THIS INSTRUMENT PREPARED BY:
Shannon Reid Crull
3009 Firefighter Lane
Birmingham, Alabama 35209
(205) 868-1119

STATE OF ALABAMA)

**GENERAL WARRANTY DEED WITH
JOINT RIGHTS OF SURVIVORSHIP**

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of **One Hundred Eighty-Three Thousand Five Hundred and NO/100 U.S. Dollars (\$183,500.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt and sufficiency whereof is hereby acknowledged, I/we, **Betty Howell, a single person** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Kevin M. Brooks and Alison R. Brooks** (herein 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, their heirs and assigns, the following described real estate, situated in SHELBY County, Alabama, to wit:

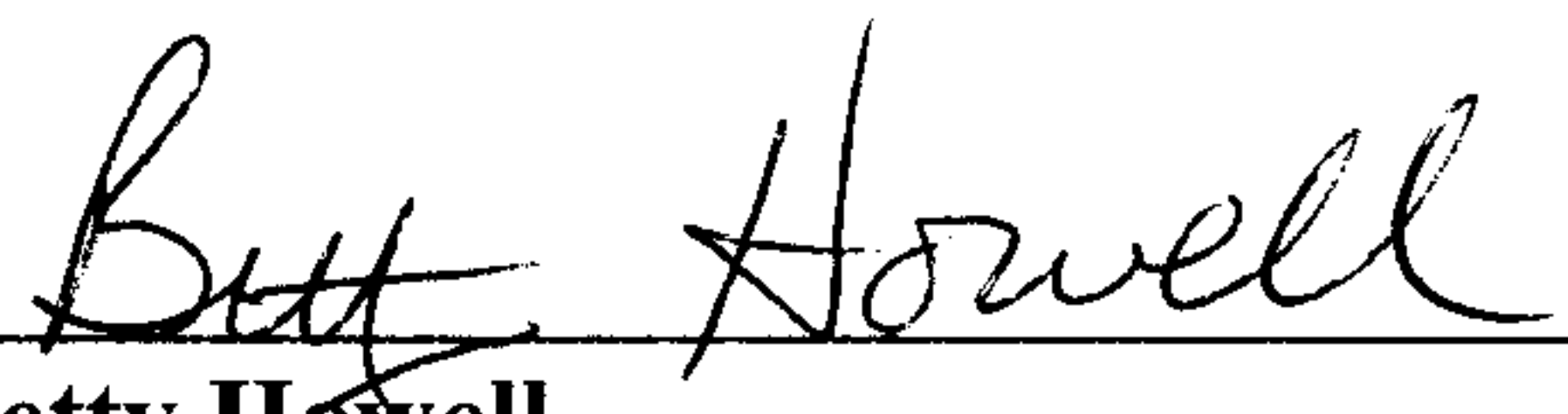
**Lot 49, Block 2, according to the Survey of Selkirk, a
Subdivision of Inverness, as recorded in Map Book 6, Page
163, in the Probate Office of Shelby County, Alabama.**

Subject to: (i) those taxes and special assessments which are not yet due and payable; (ii) restrictions, reservations, conditions, easements, set back lines, right of ways, and limitations shown of record; (iii) coal, oil, gas and other mineral or mining interests in, to or under the land herein described that are not owned by Grantor.

\$ 181,061.00 of the consideration was obtained through a purchase-money mortgage closed 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 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, and said survivor's heirs and assigns forever. And I/we do, for myself/ourselves and for my/our heirs, successors, executors and administrators, covenant with said Grantees, and their heirs and assigns, that I/we am/are lawfully seized in fee simple of said real estate; that said real estate is free from all liens and encumbrances, unless otherwise stated 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, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto caused this instrument to be executed this 19th day of August, 2010.


Betty Howell

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Betty Howell, 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 19th day of August, 2010



Notary Public, Shannon R. Crull

My commission expires: 04/02/21012

[NOTARIAL SEAL]

SHANNON R. CRULL
Notary Public, Alabama State At Large
My Commission Expires April 2, 2012



20100901000283070 2/2 \$17.50
Shelby Cnty Judge of Probate, AL
09/01/2010 04:00:29 PM FILED/CERT