

## **WARRANTY DEED**

### **Joint tenants with right of survivorship**

STATE OF ALABAMA  
SHELBY COUNTY


KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Eighty Five Thousand and no/100's Dollars (\$185,000.00)** to the undersigned grantors, **LUCIOUS E. DELK and wife, CONSTANCE S. DELK** in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto **JOHN D. BROWN and ELIZABETH J. BROWN** as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 20A, according to a Resurvey of Lots 15 through 29 inclusive, the Fairways at Riverchase, as recorded in Map Book 14, Page 40, in the Office of the Probate Judge of Shelby County, Alabama.**

#### **Subject to:**

1. **Taxes or assessments that are not shown as existing liens by the records of any taxing authority.**
2. **Rights or claims of parties in possession not shown by the Public records.**
3. **Easements or claims of easements, any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.**
4. **Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.**
5. **Any mineral or mineral rights leased, granted or retained by current or prior owners.**
6. **Taxes and assessments for the year 2011 and subsequent years and not yet due and payable.**
7. **Easements and building lines as shown on recorded map(s).**
8. **Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 355, Page 274.**
9. **By-Laws of the Fairways Homeowner's Association as recorded in Instrument No. 1992-30944.**
10. **Restrictions appearing of record in Misc. Book 14, Page 536 and amended in Misc. Book 17, Page 550.**
11. **Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, as recorded in Deed Book 127, Page 40.**
12. **Restrictions appearing of record in Real Book 148, Page 327; Book 218, Page 800; Book 245, Page 696 and Book 350, Page 815.**
13. **Right of way to Alabama Power Company as recorded in Book 24, Page 95.**
14. **Agreement with Alabama Power Company regarding Residential Distribution as recorded in Book 224, Page 182.**
15. **Release of Damages as set out in deed recorded in Book 148, Page 327.**
16. **Easements reserved in Book 148, Page 327.**
17. **The Fairways Homeowners Association Inc. Declaration of Covenants as recorded in Instrument No. 20100608000180160.**

Shelby County, AL 06/17/2011  
State of Alabama  
Deed Tax:\$55.50

  
20110617000178250 1/2 \$70.50  
Shelby Cnty Judge of Probate, AL  
06/17/2011 09:16:30 AM FILED/CERT

The purchase of the herein described real property is being financed in part by a Purchase Money Mortgage in the amount of \$129,500.00 being executed and filed for record simultaneously herewith.

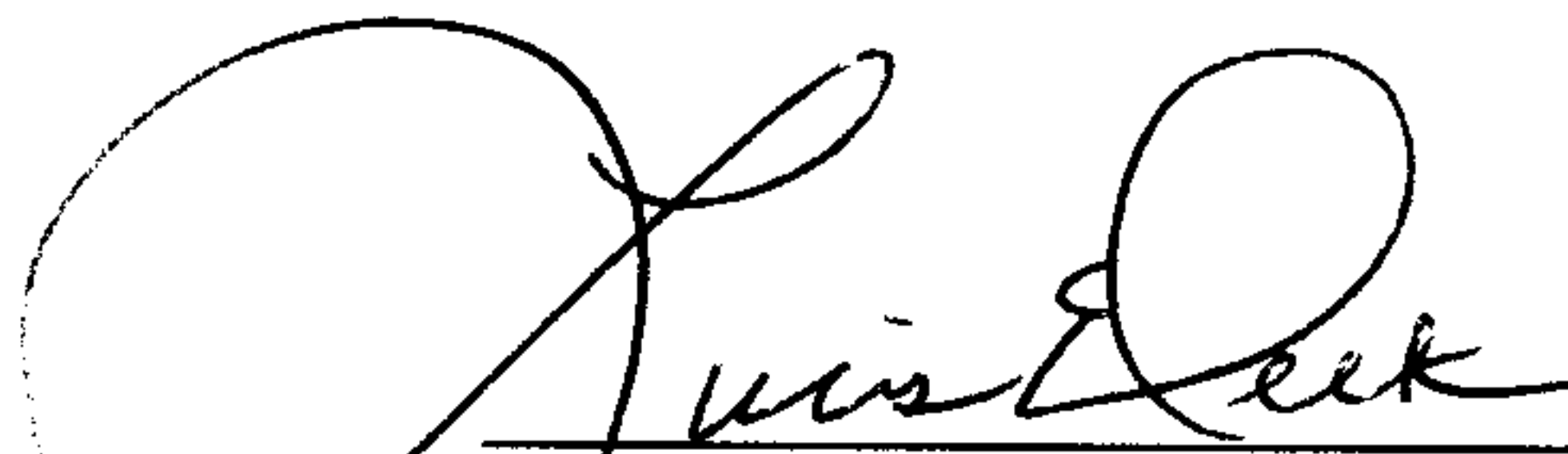
TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of 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 seals, this the 15th day of June, 2011

WITNESS:

\_\_\_\_\_

  
LUCIOUS E. DELK

\_\_\_\_\_

  
CONSTANCE S. DELK

STATE OF ALABAMA  
SHELBY COUNTY

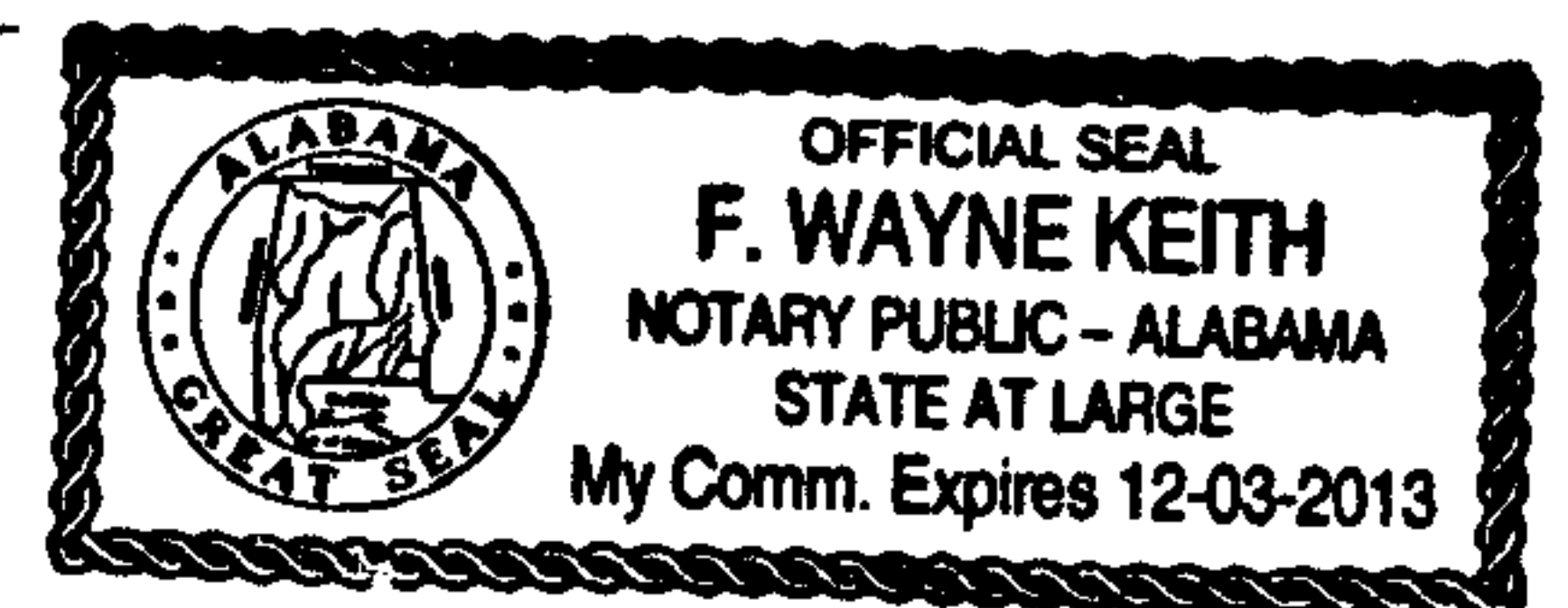
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Lucious E. Delk and Constance S. Delk, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 15th day of June, 2011.

  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:  
F. Wayne Keith, Attorney  
15 Southlake Lane, Suite 150  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
John D. Brown  
7651 Plank Road  
Bristol, VT 05443



  
20110617000178250 2/2 \$70.50  
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