

This Instrument Was Prepared By:

Tim R. Wadsworth
Tim R. Wadsworth Law Office, P.C.
Post Office Box 987
Sulligent, Alabama 35586

Send Tax Notice To:

Johnny M. Brown
185 Pebble Drive
Alabaster, AL 35007

50k

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }
 }
COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS and other valuable consideration to the undersigned Grantors, Johnny M. Brown and his wife, Gail R. Brown, in hand paid by the Grantees, Johnny M. Brown and his wife, Gail R. Brown and Tracy Brown, a married woman, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto said 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 to-wit:

Lot 71, according to the Survey of Summerbrook Sector One, as recorded in Map Book 18, Page 74 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

Source of Title: 20050715000354360

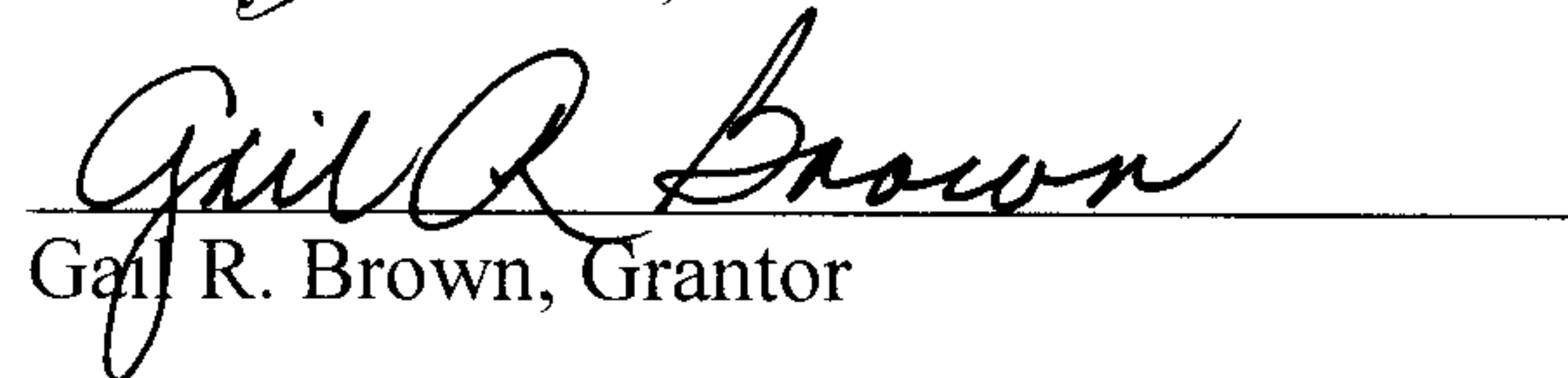
To have and to hold, to the said Grantees for and during their lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And 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 from encumbrances. That we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to 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 30th day of June, 2011.


Johnny M. Brown, Grantor


Gail R. Brown, Grantor

ACKNOWLEDGMENT

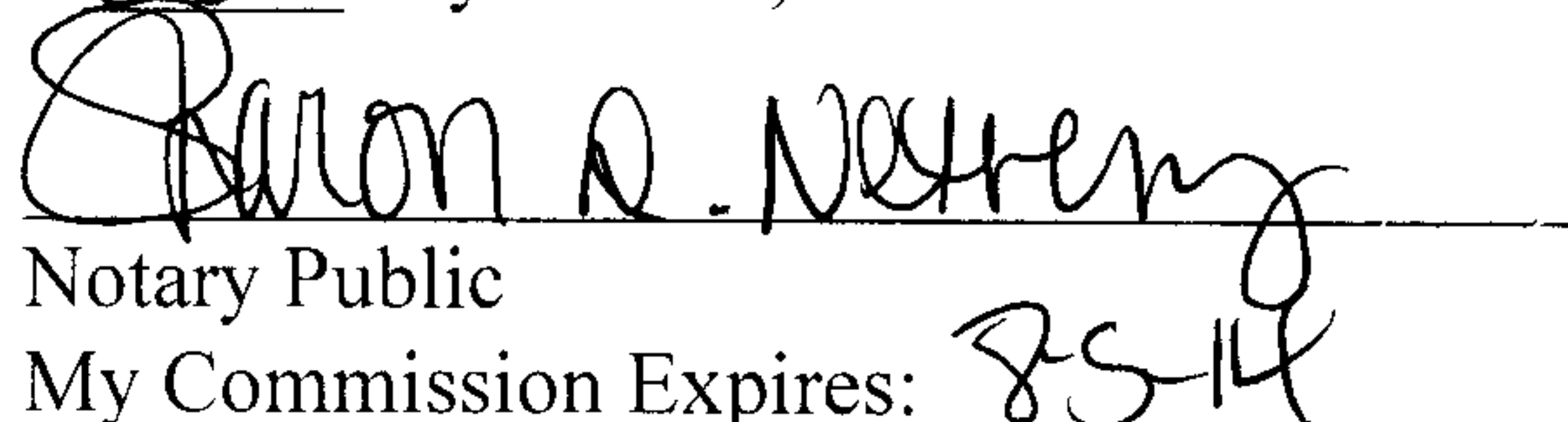
STATE OF ALABAMA }

}

COUNTY OF LAMAR }

I, the undersigned authority in and for said County, in said state, hereby certify that Johnny M. Brown, 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 that he executed the same voluntary on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2011.


Notary Public
My Commission Expires: 8-5-14

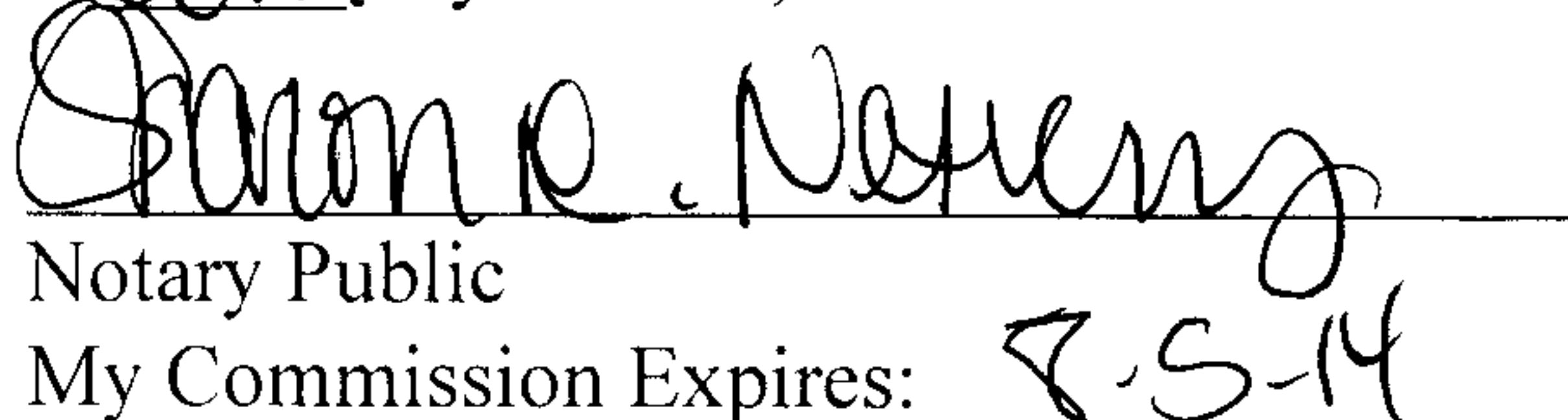
STATE OF ALABAMA }

}

COUNTY OF LAMAR }

I, the undersigned authority in and for said County, in said state, hereby certify that Gail R. Brown, 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 that she executed the same voluntary on the day the same bears date.

Given under my hand and official seal this the 30th day of June, 2011.


Notary Public
My Commission Expires: 8-5-14

The preparer of this deed has not performed a title search and therefore makes no assurance as to the status of the title of the property conveyed herein.