

**This Instrument Prepared By:**

C. Ryan Sparks, Attorney  
2635 Valleydale Road, Suite 200  
Birmingham, Alabama 35244  
DIRECT: 205-215-8433

**Send Tax Notice To Grantees Address:**

Stephen C. Shepherd and Wanda K. Shepherd  
7018 Inverness Green Lane  
Birmingham, Alabama 35242

**WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS,**

That for and in consideration of **TWO HUNDRED FIFTY THREE THOUSAND AND NO/100 (\$253,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **ESTATE OF EVADENE D. BRAKE, DECEASED (SHELBY COUNTY PROBATE CASE NO: PR-201100453) BY LYNNE BRAKE MEEKS, AS PERSONAL REPRESENTATIVE**, an Alabama probate estate, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **STEPHEN C. SHEPHERD and WANDA K. SHEPHERD**, husband and wife, (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, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 31, according to the Survey of Inverness Green, as recorded in Map Book 21, Page 6, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 21, Page 9.
7. Covenants and restrictions of Inverness Green Subdivision

**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, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

**AND SAID GRANTORS**, for said GRANTOR, GRANTOR', heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S 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**, the said Grantor has hereunto set its hand and seal on this day of July 29, 2011.

**GRANTOR:**

*Lynne Brake Meeks as personal representative*  
Estate of Evadene D. Brake, Deceased (Shelby County Probate Case No:  
PR-201100453) by Lynne Brake Meeks, as Personal Representative

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Estate of Evadene D. Brake, Deceased (Shelby County Probate Case No: PR-201100453) by Lynne Brake Meeks, as Personal Representative, an Alabama Probate Estate, whose name is signed as Personal Representative of said estate to the above and foregoing conveyance, and who is each known to me, acknowledged before me on this day that, being informed of the contents of this instrument, and with full authority and court order, she as such Personal Representative executed the same voluntarily on the day the same bears date.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set its hand and seal on this day of July 29, 2011.

*C. Ryan Sparks*  
C. Ryan Sparks, Notary Public

[Affix Seal Here]

Shelby County, AL 08/04/2011  
State of Alabama  
Deed Tax: \$51.00

