

This Instrument Prepared By:

C. Ryan Sparks, Attorney
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Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Jonathan A. Brown and Naomi N. Brown
130 Stratford Circle
Pelham, Alabama 35124

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 **ONE HUNDRED FIFTY NINE THOUSAND FIVE HUNDRED AND NO/100 (\$159,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **DOUGLAS C. CLARK, TRUSTEE OF THE CLARK PERSONAL RESIDENCE TRUST DATED MARCH 10, 2010**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **JONATHAN A. BROWN and NAOMI N. BROWN**, (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 28, according to the Survey of Stratford Place Phase V, as recorded in Map Book 15, Page 81, Shelby County, Alabama Records.

Subject to:

1. General and special taxes or assessments for the year 2012 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 15, Page 81.

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.


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Shelby Cnty Judge of Probate, AL
05/29/2012 12:30:54 PM FILED/CERT


Shelby County, AL 05/29/2012
State of Alabama
Deed Tax: \$32.00

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S 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 hands and seals on this day of May 24, 2012.

GRANTOR:

Douglas C. Clark, Trustee of the Clark Personal Residence Trust
dated March 10, 2010

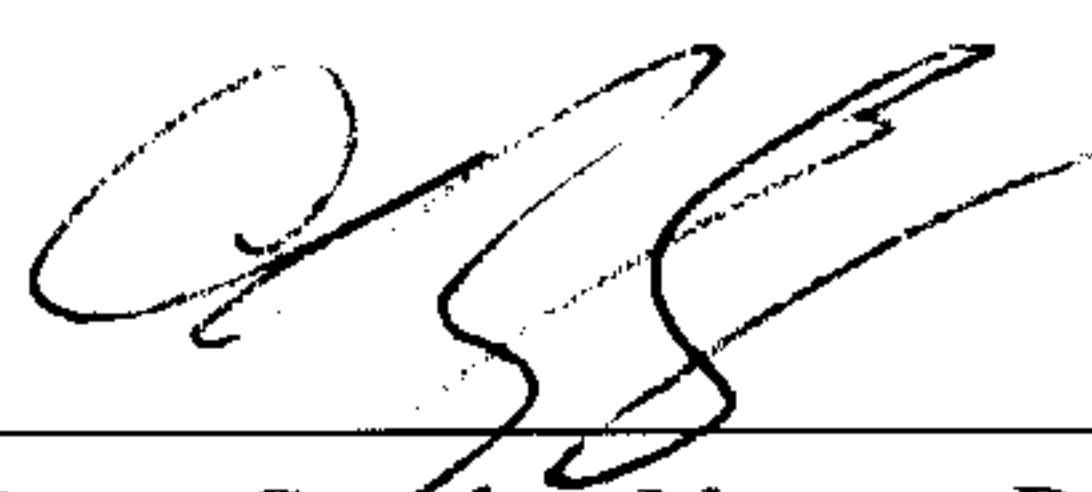


Douglas C. Clark, as Trustee

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Douglas C. Clark, Trustee of the Clark Personal Residence Trust dated March 10, 2010, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily and as Trustee with full authority on the day the same bears date.


IN WITNESS WHEREOF, the said Grantor has hereunto set its hands and seals on this day of May 24, 2012.



C. Ryan Sparks, Notary Public

My Commission Expires: December 15, 2014

[Affix Seal Here]


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