

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Jeffrey A. Brasher and Veronica H. Brasher
4947 Meadow Brook Rd.
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Two Hundred Forty-Seven Thousand and 00/100 (\$247,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **C. Diane Broom, an unmarried woman**, (hereinafter 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, **Jeffrey A. Brasher and Veronica H. Brasher**, (hereinafter 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, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 91-A, according to a Resurvey of Lots 42, 70, 91, 92 and 94, Meadow Brook, 2nd Sector, Phase I, as recorded in Map Book 7, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:
Ad valorem taxes for 2012 and subsequent years not yet due and payable until October 1, 2012. Existing covenants and restrictions, easements, building lines and limitations of record.

Grantor C. Diane Broom is the sole surviving Grantee of that certain deed recorded in Deed Book 283, Page 735. Other Grantee, George D. Broom having died on or about February 6, 2012.


\$242,526.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously 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 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, and to the heirs and assigns of such survivor, forever.

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 said 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, said GRANTOR has hereunto set her hand and seal this the **25th** day of **May**, **2012**.


C. Diane Broom



20120531000192230 1/1 \$16.50
Shelby Cnty Judge of Probate, AL
05/31/2012 11:39:58 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Shelby County, AL 05/31/2012
State of Alabama
Deed Tax: \$4.50

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **C. Diane Broom, an unmarried woman**, 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 Instrument she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the **25th** day of **May**, **2012**.


NOTARY PUBLIC
My Commission Expires: 6/5/2015

