

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Richard L. Bratton  
~~XXXXXXXXXXXXXXXXXXXX~~ 5416 Crossings Lake Circle  
Birmingham, AL ~~35244~~ 35242

(whose property address is 1944 Mountain Laurel Ln.  
B'ham, AL 35244)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of One Hundred Twenty Thousand and No/100 (\$120,000.00) Dollars  
as evidenced by closing statement.

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt  
whereof is acknowledged, I/we, Mary T. Thompson, an unmarried woman  
(Whose address is 4081 Crossings Ln., B'ham, AL 35242)

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Richard L. Bratton and Barbara B. Bratton

(Whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following  
described real estate situated in Shelby County, Alabama to-wit:

Lot 10, according to the Survey of Davenport's Addition to Riverchase West - Sector 1,  
as recorded in Map Book 8, Pages 9 and 9A, in the Probate Office of Shelby County,  
Alabama.

Subject to current taxes, easements and restrictions of record.

The grantor herein is the surviving grantee in that certain deed recorded in Book No.  
325, Page 788. The other grantee, John W. Thompson, having died on or about 9/23/92.


TO HAVE AND TO HOLD Unto 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 grantee 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators  
covenant with the said GRANTEES, their heirs and assigns that I am (we are) lawfully seized in  
fee simple of said premises; that they are free from all encumbrances, unless otherwise noted  
above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and  
my (our) 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, I have hereunto set my hand(s) and seal(s), this 25th  
day of March, 2013.

By: Mary T. Thompson (Seal)  
Mary T. Thompson, by  
Forney E. Howard, her Attorney-in-Fact

By: \_\_\_\_\_ (Seal)

  
20130405000141400 1/1 \$132.00  
Shelby Cnty Judge of Probate, AL  
04/05/2013 01:08:17 PM FILED/CERT

STATE OF ALABAMA )  
 )  
JEFFERSON COUNTY )

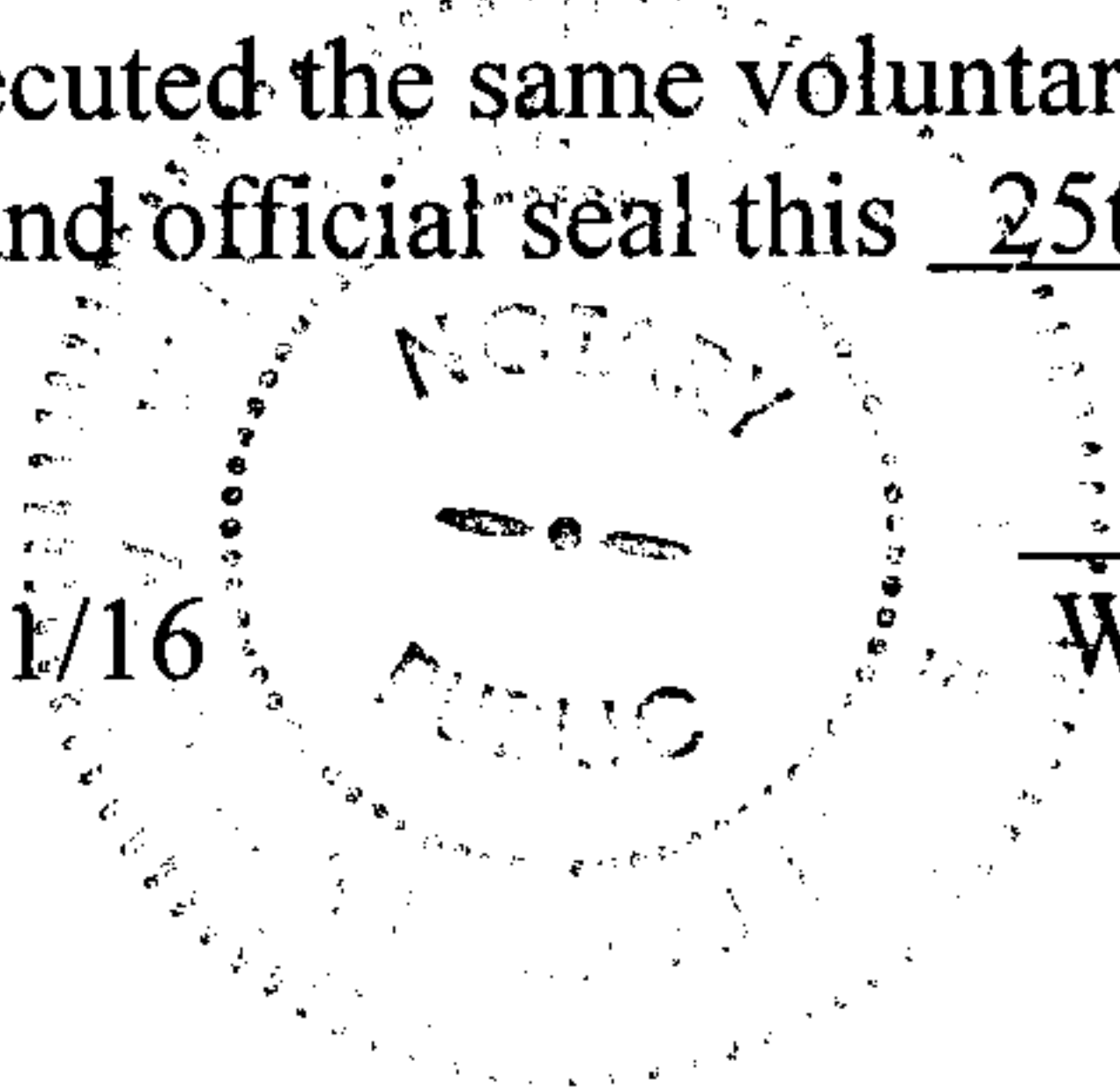
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Forney E. Howard whose name as Attorney-in-Fact for/of  
Mary T. Thompson,

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, he, in his capacity as  
such Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of March, A.D., 2013.

My Commission Expires: 4/21/16



William H. Halbrooks  
William H. Halbrooks, Notary Public