

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
Phone (205) 443-9027

Send Tax Notice To:  
William Brooks  
Carol Brooks  
145 Dogwood Trail  
Alabaster, Al. 35007

# WARRANTY DEED - Joint Tenants with Right of Survivorship



That in consideration of \$180,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we Michael Chad Emerson and Jennifer Emerson f/k/a Jennifer C. Parker, Husband and Wife, whose mailing address is 818 Meadow Dr. B'ham AL 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto William Brooks and Carol Brooks, whose mailing address is 145 Dogwood Dr., Alabaster AL 35007 (herein referred to grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, the address of which is 145 Dogwood Trail, Alabaster, AL 35007; to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to ad valorem taxes for the current year and subsequent years.

Subject to restrictions, reservations, conditions, and easements of record.

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD, unto the said GRANTEEES as joint tenants with right of survivorship, their heirs and assigns forever.

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.

Note; \$ 700 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 3rd day of May, 2013.

Michael Chad Emerson

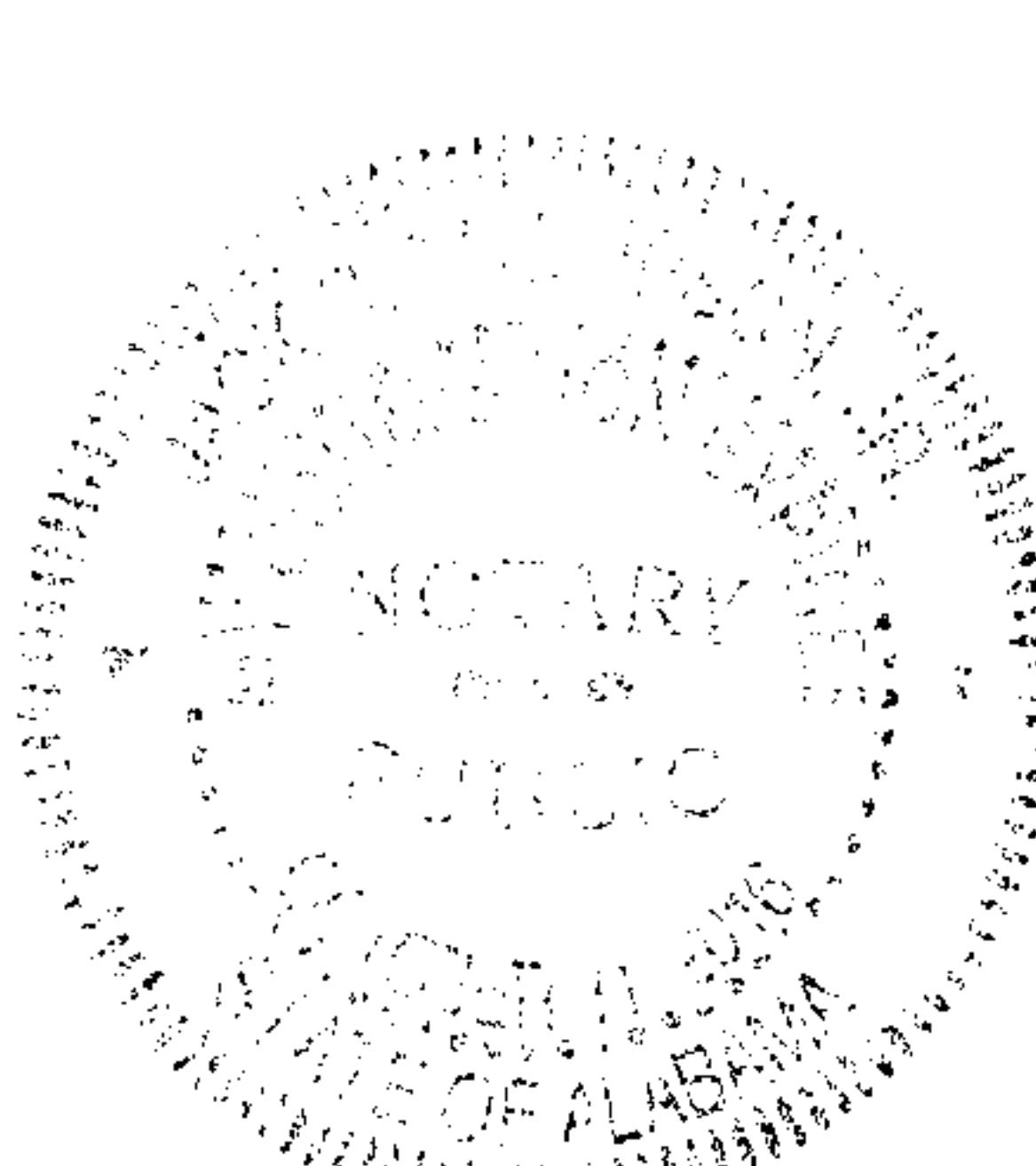
Michael Chau Emerson

Sam'l Emerson

State of Alabama  
Shelby County

I, The Undersigned, a notary for said County and in said State, hereby certify that Michael Chad Emerson and Jennifer Emerson f/k/a Jennifer C. Parker, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 3rd day of May, 2013.



S13-1228

Shelby County, AL 05/08/2013  
State of Alabama  
Deed Tax: \$180.00

**EXHIBIT "A"**  
**Legal Description**

Lot 33, according to the Survey of Park Forest 5th Sector, as recorded in Map Book 17, Page 91, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



20130508000191210 2/2 \$195.00  
Shelby Cnty Judge of Probate, AL  
05/08/2013 01:50:50 PM FILED/CERT