

13-546

Send tax notice to: Chris Grenert, 305 Mardis Lane, Alabaster, Al. 35007

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,
Birmingham, Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred three thousand four hundred and no/100 (\$103,400.00) Dollars 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,

Sidney F. Browning, a married man, whose mailing address is:
P.O. BOX 31394 Flagstaff AZ. 86003-1394
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Chris Grenert and Stephanie Grenert, **whose mailing address is:**
305 Mardis Lane, Alabaster, Al. 35007

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, the address of which is: 305 Mardis Lane, Alabaster, Al. 35007 to-wit:

Lot 16 and the West 13 feet of Lot 15, in Block 5, according to the Survey of Green Valley, Second Sector, as recorded in Map Book 6, page 21 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

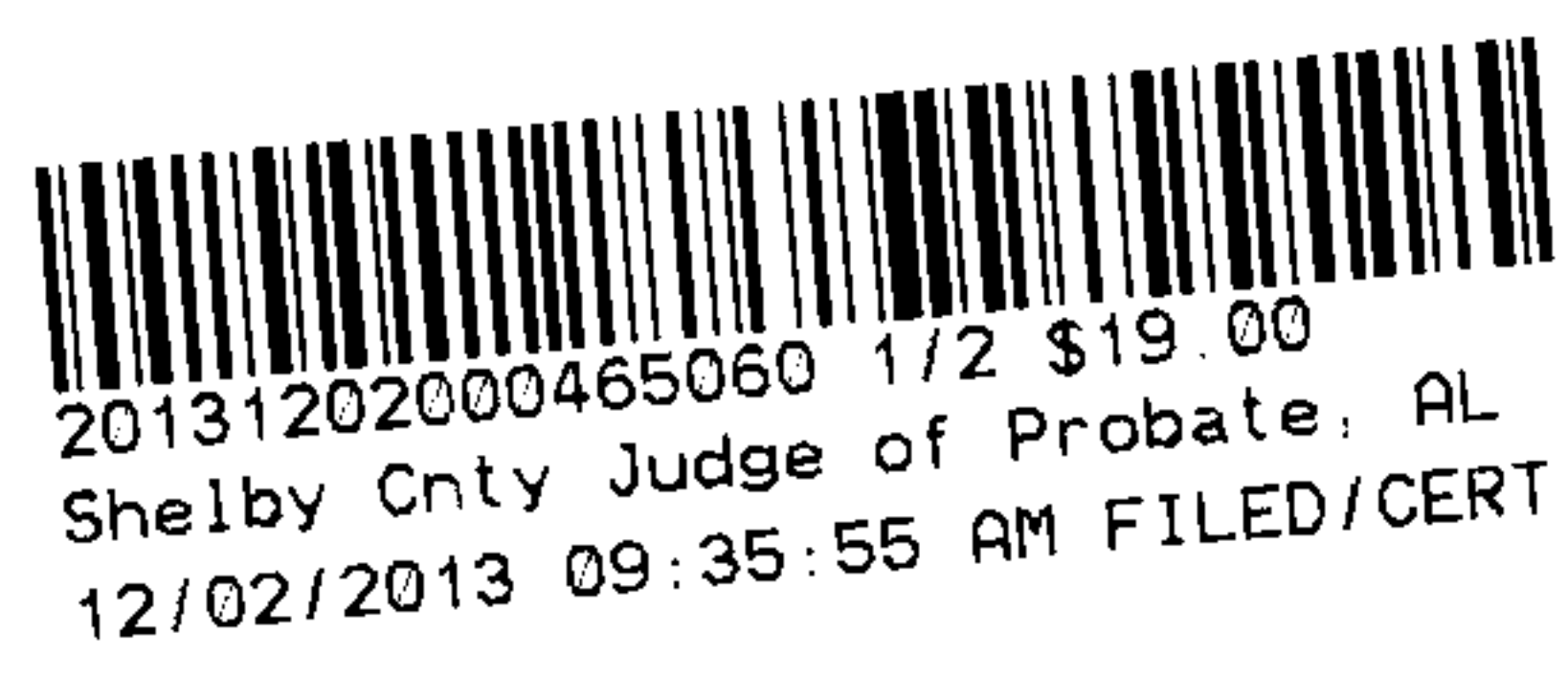
\$101,527.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith

Grantor is a married man, however, the property described herein is not the homestead of the Grantor or his spouse.

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 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 we have hereunto set our hands(s) and seal(s) this 25th day of October, 2013.



*Sidney F. Browning by and through
his agent Macy Browning* (Seal)

SIDNEY F. BROWNING BY AND THROUGH HIS AGENT MACY
BROWNING

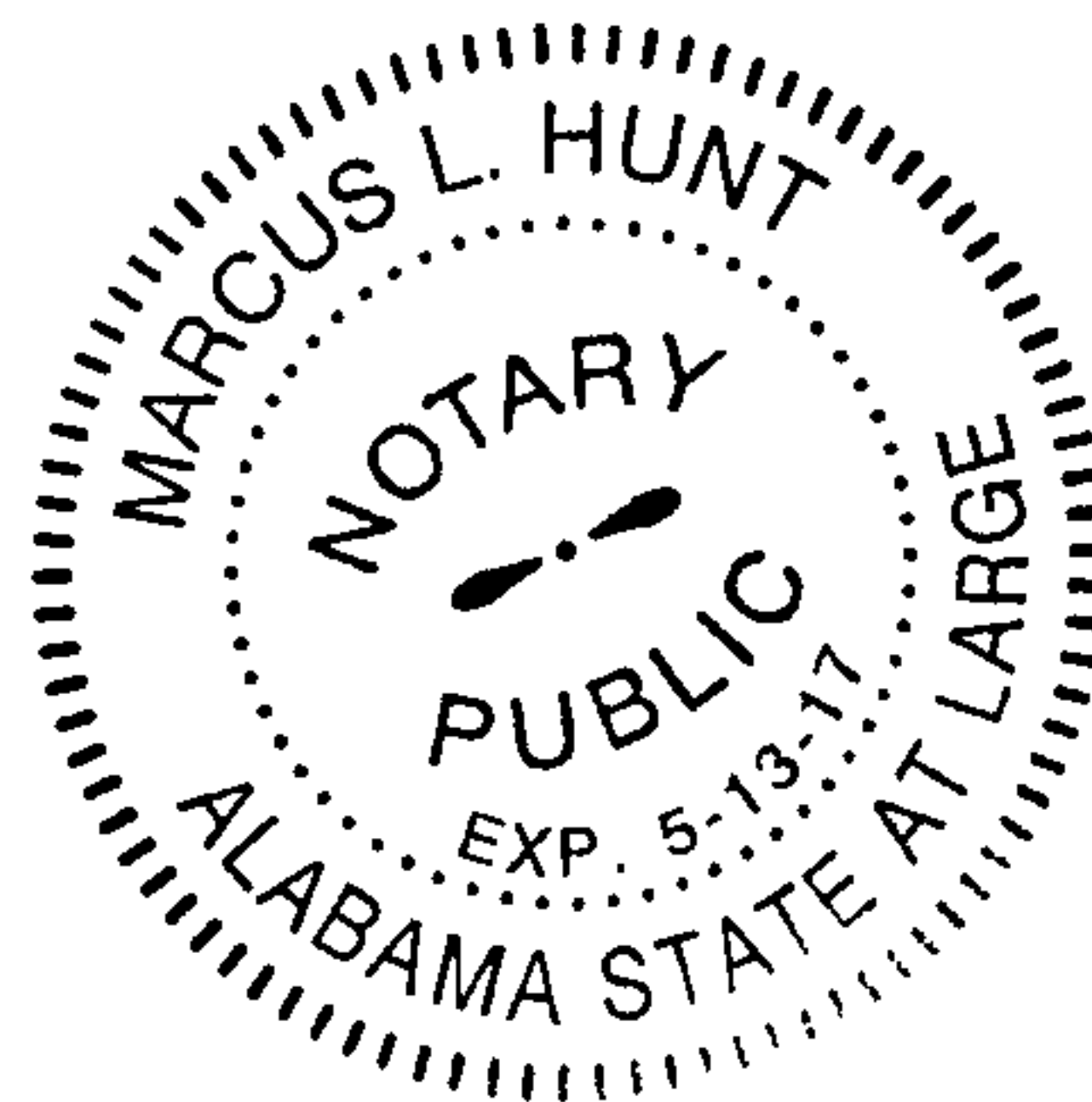
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Macy Browning, under Specific Durable Power of Attorney for Sidney F. Browning, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, she in her capacity as such Agent under Specific Durable Power of Attorney for Sidney F. Browning has executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of October, 2013.

Marcus L. Hunt

NOTARY PUBLIC
My commission expires: 5/13/17



20131202000465060 2/2 \$19.00
Shelby Cnty Judge of Probate, AL
12/02/2013 09:35:55 AM FILED/CERT

Shelby County, AL 12/02/2013
State of Alabama
Deed Tax: \$2.00