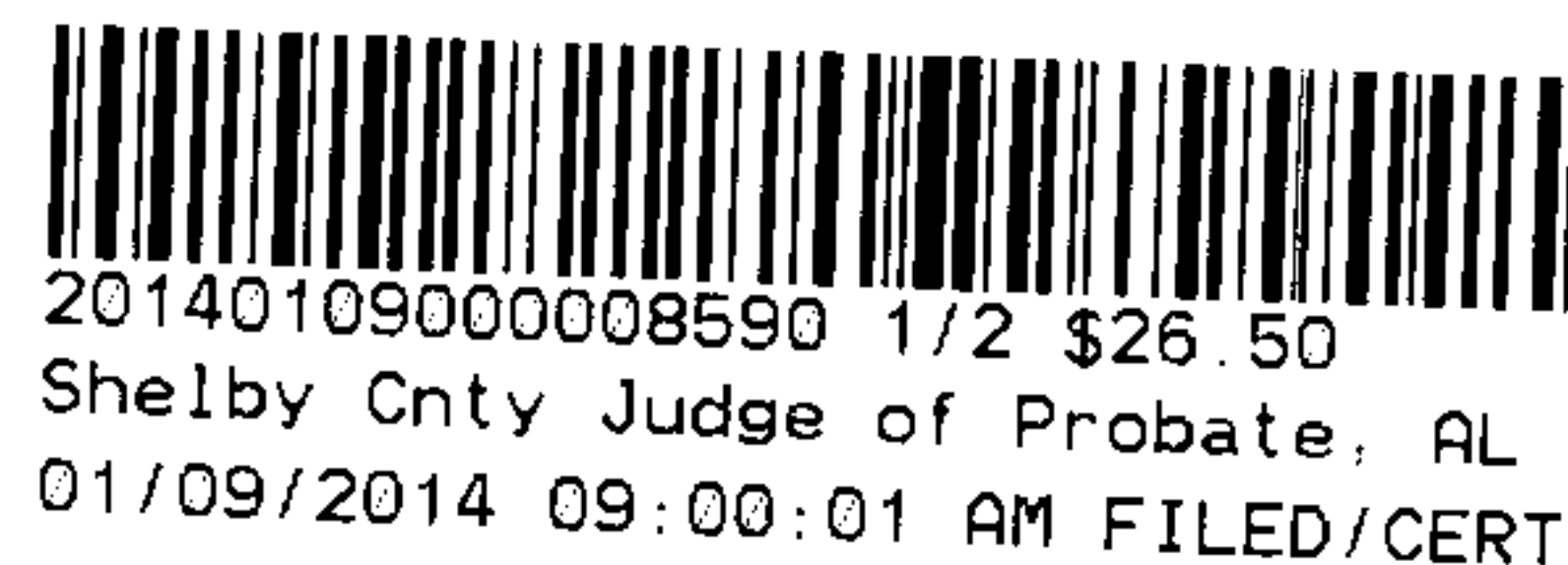


Send tax notice to: Gregory & Andrea Anderson, 310 Cherokee Trail, Pelham, AL 35124

This instrument was prepared by: Marcus L. Hunt, 2804 Greystone Commercial Blvd., Suite 12
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Jefferson



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Four Thousand Nine Hundred and no/100 (\$184,900.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged I,

whose mailing address is: **Bridget J. Brown, an unmarried woman,**
4599 Rosser Farms Pkwy
Bessemer, Alabama 35022

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

Gregory T. Anderson and Andrea L. Anderson
whose mailing address is: 310 Cherokee Trail Pelham, AL 35124

(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: 310 Cherokee Trail, Pelham, AL 35124**, to-wit:

A parcel of land more particularly described as follows:

Begin at the Northwest Corner of the Southwest Quarter, Section 22, Township 19 South, Range 2 West; thence run East along the North line of said Southwest Quarter, a distance of 343.8 feet to the East Right-of-Way boundary of roadway for Point of Beginning; thence continue said course along said North line a distance of 320.22 feet, turn right an angle of 88 degrees, 22 minutes, 47 seconds a distance of 127.46 feet, turn right an angle of 91 degrees, 38 minutes, 18 seconds a distance of 321.26 feet to afordsaid East Right of Way boundary of roadway, turn right an angle of 88 degrees, 49 minutes, 42 seconds along said East Right of Way boundary a distance of 127.33 feet to the Point of Beginning; being in West half of Northwest Quarter of Southwest Quarter, Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

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

**

Bridget J. Brown is the surviving Grantee in the certain deed to Bridget J. Brown and Jack I. Brown, one of the grantees in that certain Warranty Deed, Jointly for Life with Remainder to Survivor from Edward H. Tyler and Terry A. Tyler, Husband and Wife, and Linda Littlejohn, a single individual, dated 08/16/1990 and recorded on 08/20/1990 in Book 306, at Page 70 in the Probate Office of Shelby County, Alabama. The other Grantee, Jack I. Brown, having died on

5/29/10.

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 do for myself and for my heirs, executors and administrators covenant with the said Grantees,

Shelby County, AL 01/09/2014
State of Alabama
Deed Tax: \$9.50

their heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

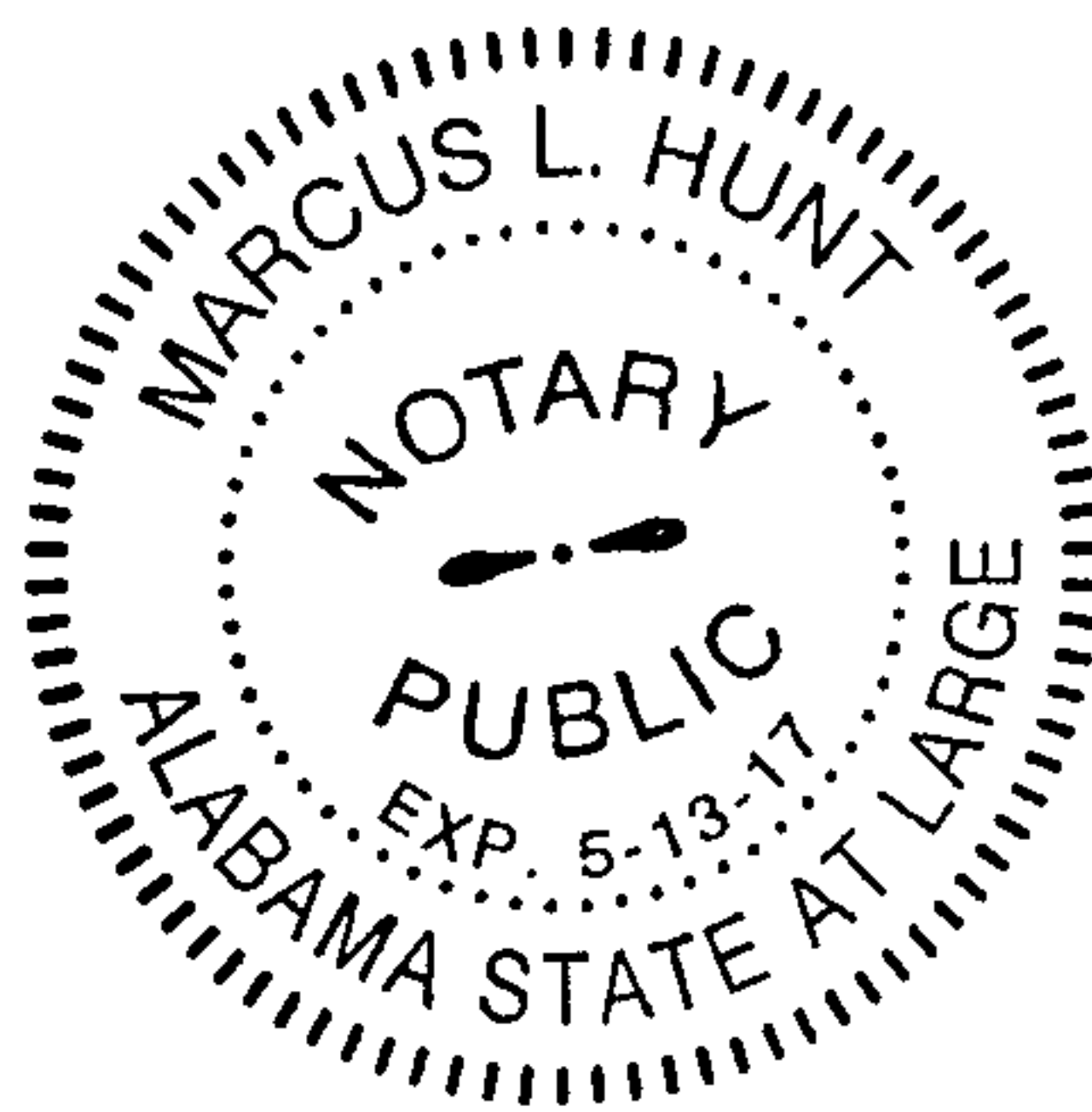
IN WITNESS WHEREOF we have hereunto set our hands and seals this 10th day of December, 2013.

Bridget J. Brown (Seal)
BRIDGET J. BROWN

STATE OF ALABAMA
COUNTY OF SHELBY

I, Marcus L. Hunt, a Notary Public in and for said County, in said State, hereby certify that Bridget J. Brown, 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 conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of December, 2013.



[Signature]
NOTARY PUBLIC
My commission expires: 5/13/17

** \$175,655.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

20140109000008590 2/2 \$26.50
Shelby Cnty Judge of Probate, AL
01/09/2014 09:00:01 AM FILED/CERT