

This instrument was prepared by:  
Halbrooks & Allen, LLC  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
James G. Cheatham, Jr.  
224 Shore Front Lane  
Wilsonville, AL 35186  
(also property address)

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

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Twenty Thousand and no/100 -----(\$420,000.00) Dollars.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I/we

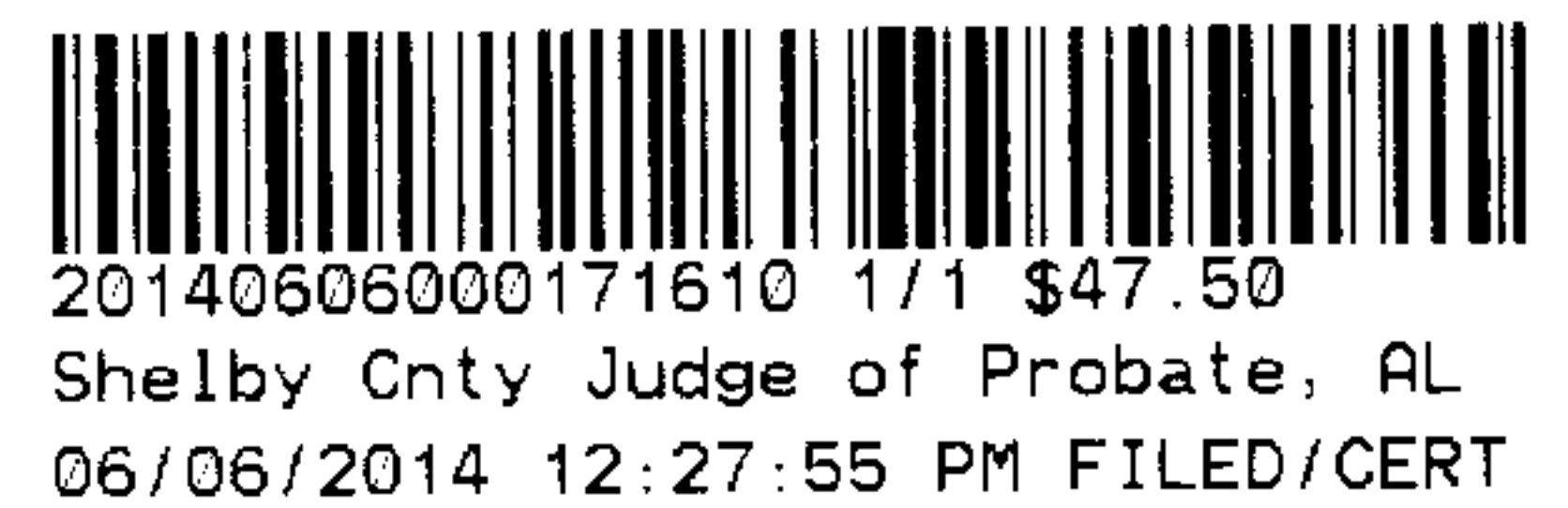
Heather M. Brooks and Michael L. Brooks, a married couple  
(Whose address is 2003 Belvedere Cove, Bham, AL 35242  
(herein referred to as GRANTORS) do grant, bargain, sell and convey to,

James G. Cheatham, Jr. and Jessica R. Cheatham  
(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 Jefferson County, Alabama to-wit:

Lot 335, according to the Survey of Lakewood, Phase 3, as recorded in Map Book 36, Page 81, in the Probate Office of Shelby County, Alabama

Subject to: current taxes, easements, liens and restrictions of record.





\$386,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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/we have hereunto set my/our hand(s) and seal(s), this 2nd day of June, 2014.

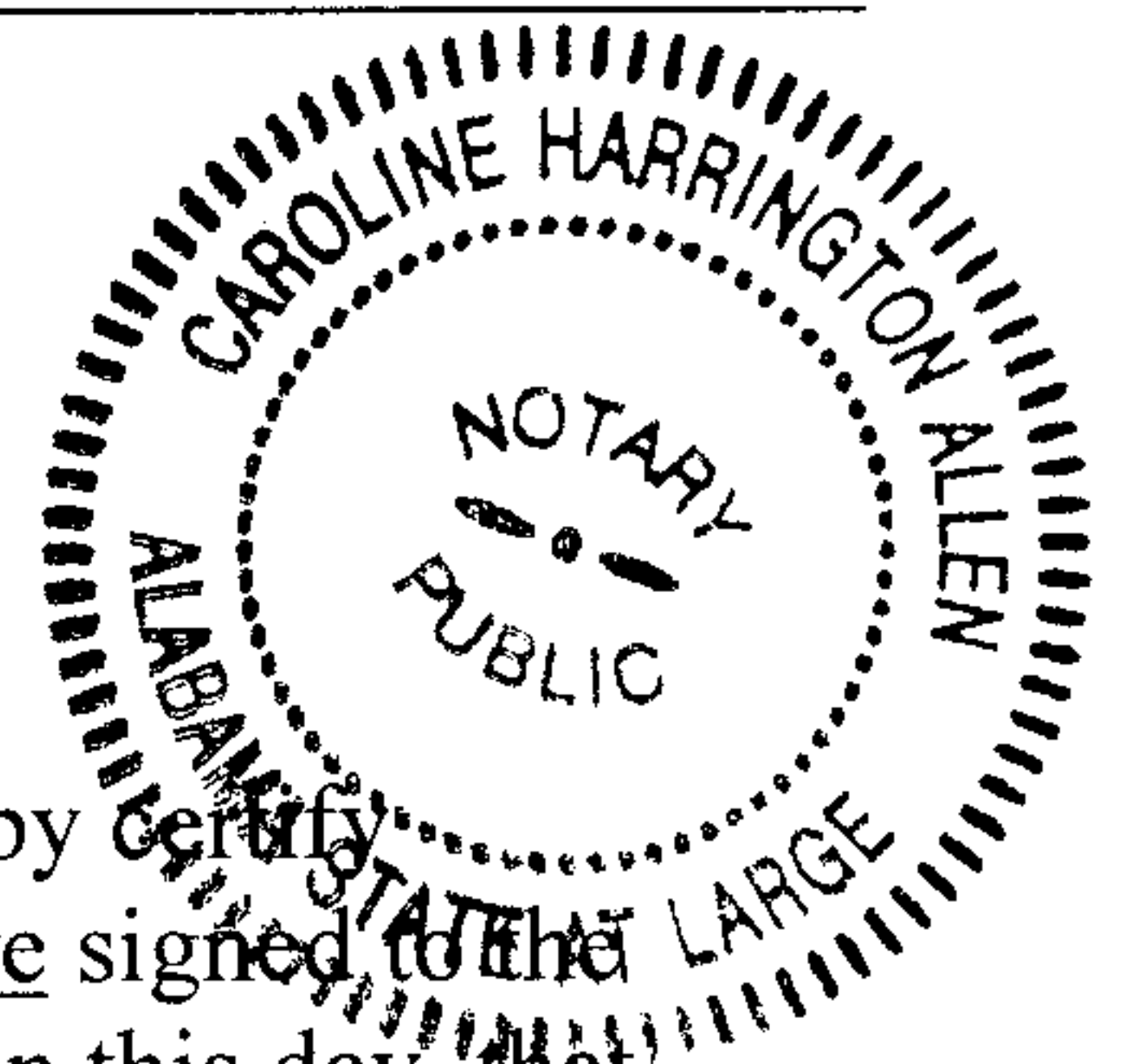
  
Heather M. Brooks

  
Michael L. Brooks

STATE OF Alabama )

COUNTY OF Jefferson )

General Acknowledgment



I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Heather M. Brooks and Michael L. Brooks, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of June, A. D., 2014.

My Commission Expires: 9/22/17

  
Notary Public: Caroline Harrington Allen