

This instrument was prepared by:
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Send Tax Notice To:
Dewayne Brooks
Vivian C. Brooks
413 Sweet Leaf Ln,
Maylene, AL 35114

2015010700006290 01/07/2015 08:25:13 AM DEEDS 1/2

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) KNOWALL MEN BY THESE PRESENTS
SHELBY COUNTY)

That in consideration of \$160,000.00, 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 Francis Nunez and Catherine Nunez, whose mailing address is 142 Falling Waters Lane, Maylene, AL 35114 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Dewayne Brooks and Vivian C. Brooks, whose mailing address is 413 Sweet Leaf Ln, Maylene, AL 35114 (herein referred to as 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 413 Sweet Leaf Lane, Maylene, AL 35114; 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 GRANTEES 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; \$163,328.00 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 29th day of December, 2014.

Francis Nunez
Francis Nunez
Catherine Nunez
Catherine Nunez

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that Francis Nunez and Catherine Nunez, 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 29th day of December, 2014.

[Signature]
Notary Public
Commission Expires: 3/5/17



EXHIBIT "A"
Legal Description

LLot 527, according to the Survey of Lake Forest, Fifth Sector, as recorded in Map Book 30, Page 25, in the Office of the Probate Judge of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/07/2015 08:25:13 AM
\$18.00 CHERRY
20150107000006290

A handwritten signature in black ink, appearing to read "J. Fuhrmeister", is written over the printed name of the Probate Judge.