

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Charles Brown
1304 Inverness Cove Drive
Birmingham, AL 35242
(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 Two Hundred Ten Thousand and No/100--(\$210,000.00) Dollars.
As evidenced by closing statement.

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

Brian K. Fallin, a single man
Debbie Farr Fallin, a single woman
(Whose address is 108 Pinckney St. Slidell, LA 70460)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Francie Brown and Charles Brown
(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 Shelby County, Alabama to-wit:

Lot 164, according to the Survey of Inverness Cove, Phase 2, Resurvey #1, as recorded in Map Book
36, Page 110, in the Probate Office of Shelby County, Alabama

Subject to: all easements, taxes, restrictions, rights of way of record.

\$168,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

Francie Brown and Charles Brown are one and the same as Charles F. Brown and
Francie S. Brown.

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 26th
day of June, 2015.

Brian K. Fallin (Seal)
Brian K. Fallin

Debbie Farr Fallin (Seal)
Debbie Farr Fallin

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
Brian K. Fallin and Debbie Farr Fallin, 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of June, A.D., 2015.

My Commission Expires: 9/22/17 Notary Public: Caroline Harrington Allen



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/29/2015 11:51:09 AM
\$56.00 CHERRY
20150629000217400

[Signature]