

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

Send Tax Notice To:
Alton B. Brent
2452 Chuchura Road
Birmingham, AL 35244-3342
(which is the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF (MULTIPLE) SURVIVORSHIP
TITLE NOT EXAMINED
STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS

That in consideration of Seventy Thousand One Hundred Fifty-Two and No/100 -----
----- (\$70,152.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Alton B. Brent and Carolyn W. Brent, Husband and Wife
(whose address is the property address)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Alton B. Brent, Carolyn W. Brent and Erin L. Brent
(whose address is the property address)

(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 to-wit:

Lot 10, Block 4, according to the Map of Indian Valley, First Sector, as recorded in
Map Book 5, Page 43, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

Subject to: Current taxes, easements, restrictions, rights-of-way and liens of record.

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) upon the death of any one of the said grantees the entire interest in said property
shall vest in the two survivors, as joint tenants with right of survivorship, and that upon the death of
either of the said two survivors, the said property shall vest in the survivor of them and that the
entire interest in fee simple shall pass to and vest in the last surviving grantees herein named, but if
neither grantee named survives the other or others, such as in the case of death in a common
accident, 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 hand(s) and seal(s), this 11th
day of September, 2015.

Alton B. Brent (Seal)
Alton B. Brent

Carolyn W. Brent (Seal)
Carolyn W. Brent

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Alton B. Brent and Carolyn W. Brent, 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 that
the same bears date.

Given under my hand and official seal this 11th day of September, A.D.

My Commission Expires: 4/21/16

William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/11/2015 03:33:36 PM
\$84.50 CHERRY
20150911000319700

Signature of William H. Halbrooks

