

State of Alabama)
County of Shelby)



20150915000323600 1/1 \$62.00
Shelby Cnty Judge of Probate, AL
09/15/2015 02:52:41 PM FILED/CERT

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred forty thousand and no/100 Dollars (\$240,000.00) being the contract sales price to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, Billy C. Underwood and spouse, Donna A. Underwood (**Grantors**) whose address is 9238 Frontier Street, Thorsby, AL 35171 do grant, bargain, sell and convey unto Cynthia G. Brennan and Timothy J. Brennan (**Grantees**) whose address is 1604 Frontier Drive, Vestavia Hills, AL 35226 the following described real estate situated in Shelby County, Alabama to-wit:

LOTS 28 and 29, IN SHELBY SHORES, FIRST ADDITION, ACCORDING TO THE MAP OF SAID SHELBY SHORES, FIRST ADDITION, AS RECORDED IN MAP BOOK 5, PAGE 29 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
55 Circle 2, Shelby, Al 35143

Subject to:

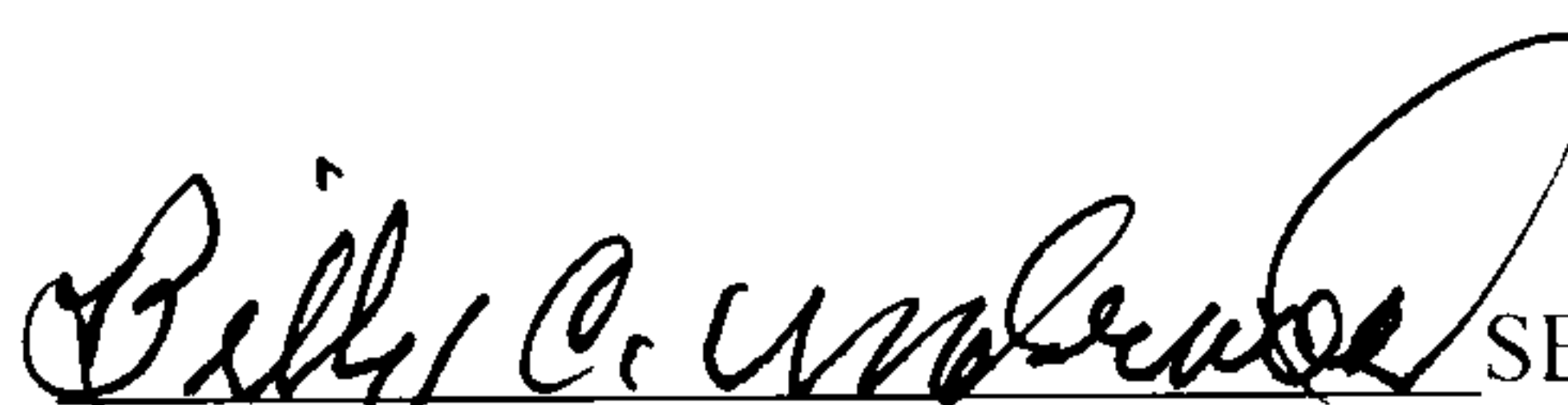
Ad Valorem Taxes due October 1, 2015.
Restrictions recorded in Deed Book 264, Page 824.
Permit to Alabama Power Company in Deed Book 225, Page 918.
Rights acquired by Alabama Power Company in Deed Book 253, Page 120 and Deed Book 253, Page 116, including Flood Easement.
Permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company on Deed Book 260, Page 703.

\$192,000.00 of the consideration was paid from the proceeds of a mortgage loan.
Donna A. Underwood is the same person as Donna F. Underwood

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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTORS do for themselves, their successors, assigns, and personal representatives covenant with said GRANTEES, their heirs and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, assigns and personal representatives shall, warrant and defend the same to the same GRANTEES, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the 14th day of September, 2015.


SEAL
BILLY C. UNDERWOOD


SEAL
DONNA A. UNDERWOOD

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Billy C. Underwood and spouse, Donna A. Underwood whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal of office this 14th day of September, 2015.


Notary Public
Commission Expires: 11/09/18

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
File 215232

Send Tax Notice To:
Cynthia G. Brennan
Timothy J. Brennan
1604 Frontier Drive
Vestavia Hills, AL 35226
31-3-06-0-001-003.