

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

Send Tax Notice To:
Fred Braune
2125 Kirkman Drive
Birmingham, AL 35242
(property address of property conveyed)

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 Ninety-Five Thousand Five Hundred and no/100
----- (\$495,500.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
James W. Clark, III and Laura M. Clark, Husband and Wife
(whose address is: ~~2125~~ 2154 WOODLEDGE DR, HOOPER AL 35226)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Fred Braune and Karen Braune
(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 22, according to the Survey of Kirkman Preserve, Phase 3, as recorded in
Map Book 44, Page 58 A & B, in the Probate Office of Shelby County, Alabama.

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

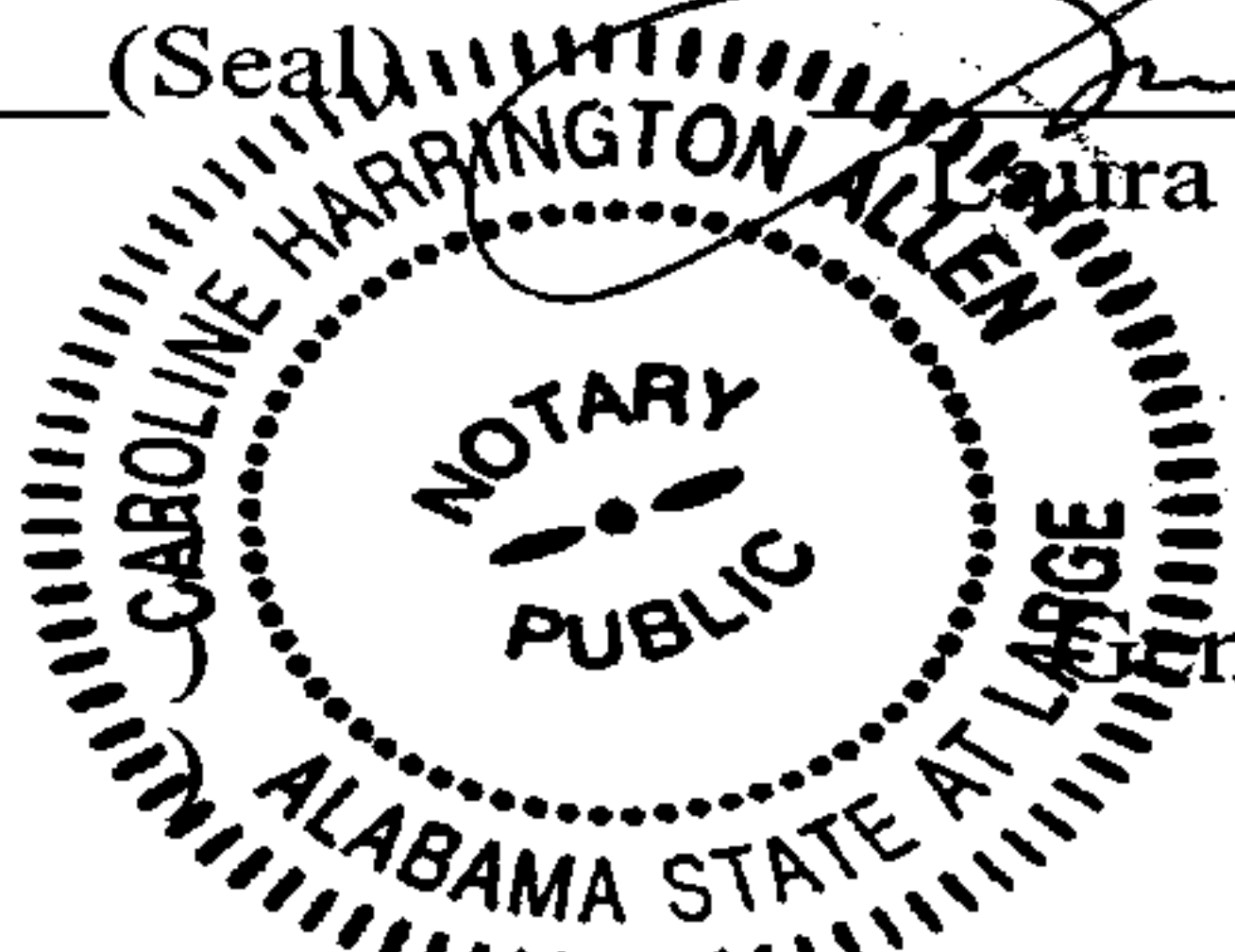
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance
that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the
grantees herein) in the 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, we have hereunto set our hand(s) and seal(s), this 7th
day of August, 2017.

[Signature] (Seal) [Signature] (Seal)
James W. Clark, III Laura M. Clark

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
James W. Clark, III and Laura M. Clark, 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 7th day of August, A.D., 2017.

My Commission Expires: 9/22/17

[Signature]
Caroline Harrington Allen, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/07/2017 12:20:06 PM
\$510.50 CHERRY
20170807000284410

[Signature]