

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

Send Tax Notice To:
Kenneth W. Brown
3469 Smokey Road
Alabaster, AL 35007
(which is the 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 Five Hundred Twenty-Five Thousand and No/100 ---
----- (\$525,000.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Jimmie Roger Ryan and Angela Headley Ryan, Husband and Wife
(whose address is: 27 Martin View Drive, Pelham, AL)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Kenneth W. Brown and Rhonda E. Brown
(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:

Lots 1A & 2A, according to the Final Plat of a Resurvey of Lots 1 & 2 of
Highpoint Estates, as recorded in Map Book 46, Page 58, in the Probate Office of
Shelby County, Alabama.

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

\$ 325,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

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 29th
day of November, 2017.

Jimmie Roger Ryan (Seal)
Jimmie Roger Ryan

Angela Headley Ryan (Seal)
Angela Headley Ryan

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

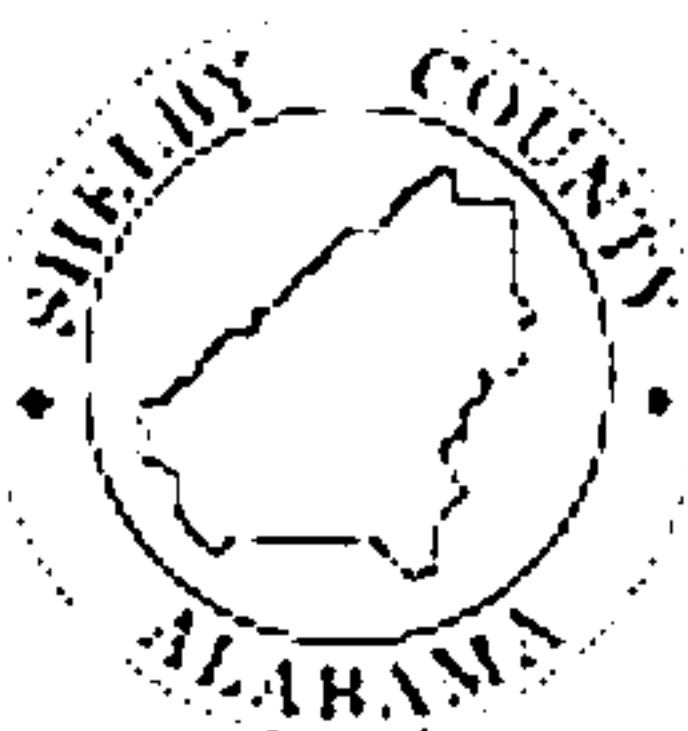
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jimmie Roger Ryan and Angela Headley Ryan, whose name(s) is/are signed to the
foregoing conveyance, and who is/are known to me, acknowledged before me on this day 29th, being
informed of the contents of the conveyance, he/she/they executed the same voluntarily on the 29th
the same bears date.

Given under my hand and official seal this 29th day of November, A.D. 2017.

My Commission Expires: 4/21/20

William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/30/2017 11:49:40 AM
\$215.00 CHERRY
20171130000429150

William H. Halbrooks