

Send tax notice to: Lonnie Brendlinger, 273 Oaklyn Hills Dr., Chelsea, Al. 35043

This instrument was prepared by Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham Al. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

20180402000107350
04/02/2018 08:14:26 AM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred eighty-one thousand five hundred and no/100 (\$281,500.00) Dollars the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Robert Brown and his wife Kristin Brown, whose mailing address is:

1013 Willow Branch Trail, Chelsea, AL 35043

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Lonnie Brendlinger and Nicholle Brendlinger whose mailing address is:
273 Oaklyn Hills Dr., Chelsea, Al. 35043

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, whose mailing address is: 273 Oaklyn Hills Dr., Chelsea, Al. 35043 to-wit:

Lot 115, according to the Final Plat Oaklyn Hills, Phase 2, as recorded in Map Book 30, page 17 in the Probate Office of Shelby County, Alabama.

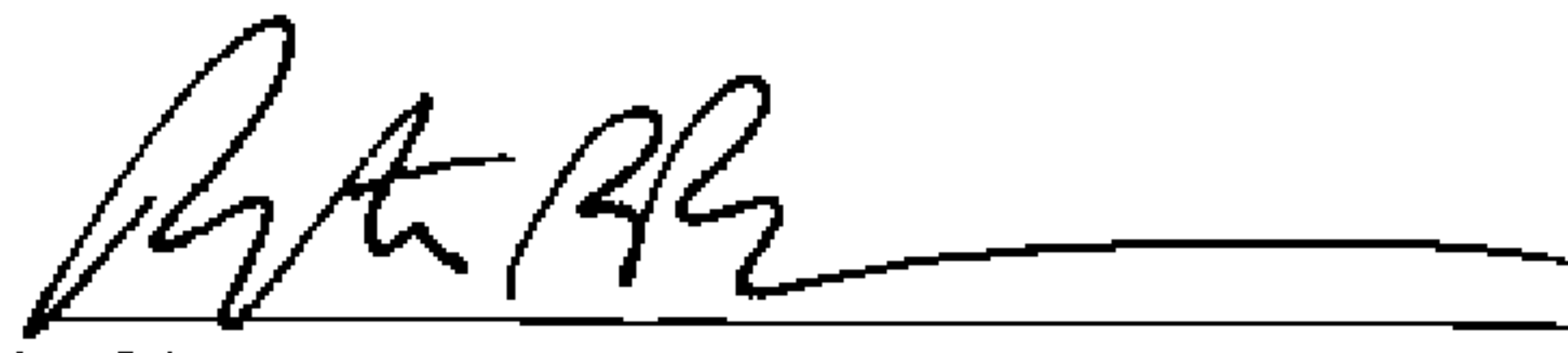
Subject to: All easements, restrictions and rights of way of record.



\$243,462.00 of the above mentioned purchase price was paid for from a mortgage loan whs was 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 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 hands(s) and seal(s) this 30 day of March, 2018.



_____(Seal)
ROBERT BROWN

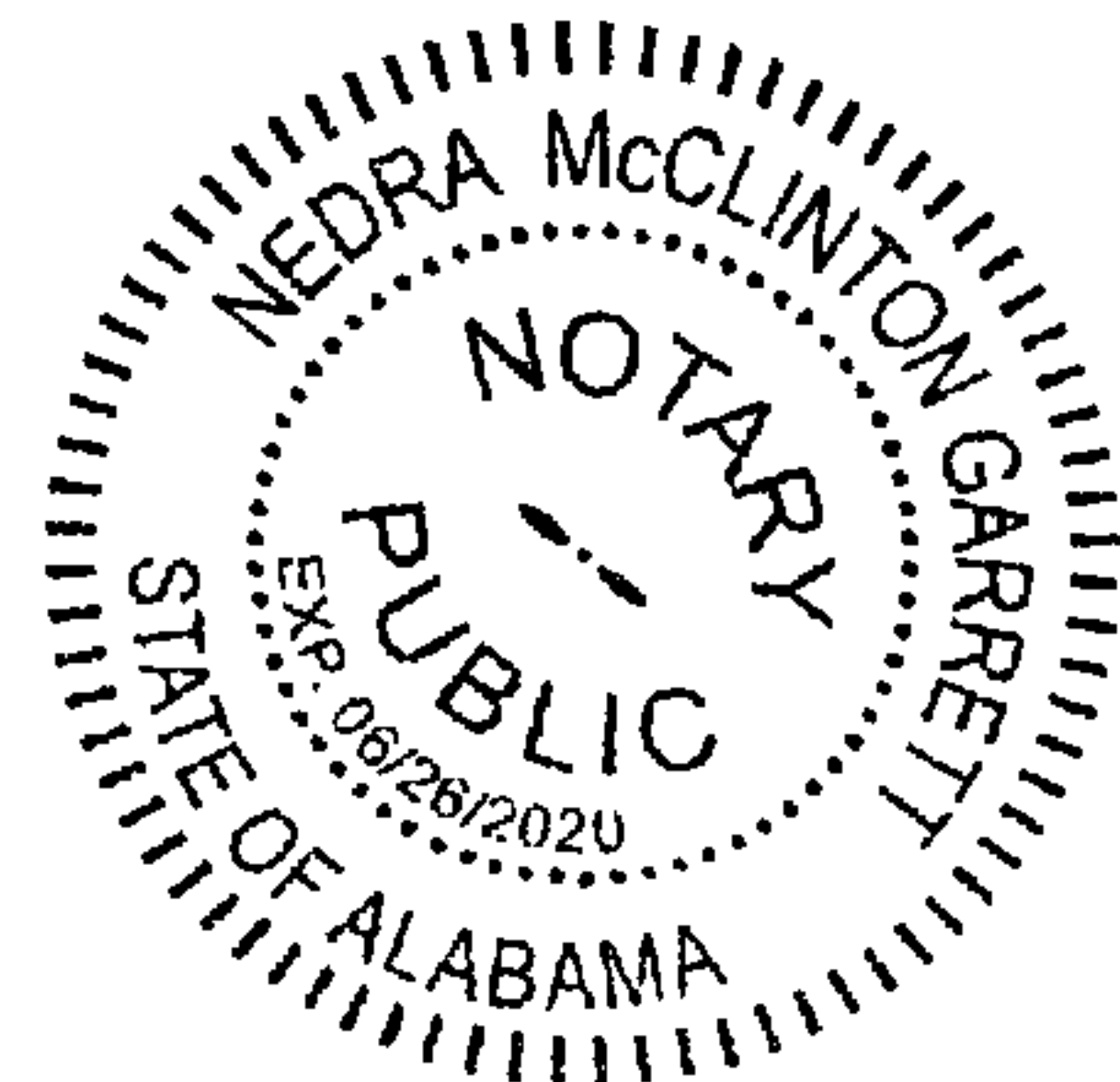


_____(Seal)
KRISTIN BROWN BY & THROUGH HER AGENT ROBERT
BROWN

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Robert Brown, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of March, 2018.



NOTARY PUBLIC
My commission expires: 6/26/20

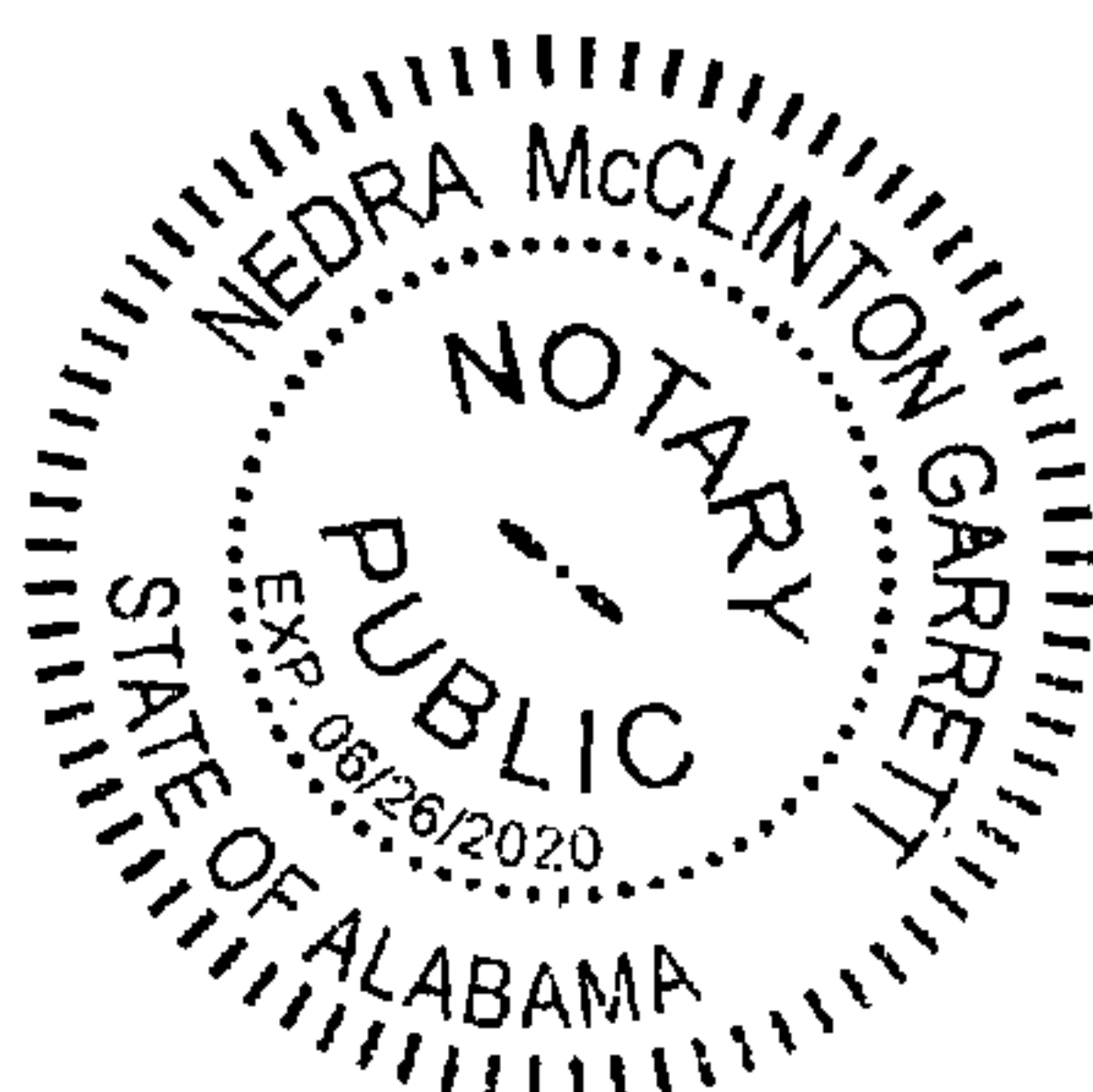


State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Robert Brown under Specific Durable Power of Attorney for Kristin Brown, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that being informed of the contents of the conveyance, he in his capacity as such Agent under Specific Durable Power of Attorney for Kristin Brown has executed the same voluntarily on the day the same bears date.

Given under my hand this the 30 day of March, 2018.


NOTARY PUBLIC
My commission expires: 6/26/20



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/02/2018 08:14:26 AM
\$56.50 CHERRY
20180402000107350

