

This instrument was prepared by:  
William H. Halbrooks, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Thomas Lee Britt  
4920 Mountain View Parkway  
Birmingham, AL 35244  
(which is also 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 Three Hundred Thousand and No/100 (\$300,000.00) Dollars  
(as evidenced by closing statement)

to the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt  
whereof is acknowledged, I/we, Eric M. Brasher and Jackie Smith Brasher, Husband and Wife  
(whose address is: 4916 Mountain View Parkway, Bham AL 35244)  
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto  
Thomas Lee Britt and Erica Michele Britt  
(whose address is the property address)  
(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following  
described real estate situated in Shelby County, Alabama to-wit:

Lot 6, Block 2, according to the Survey of Gross' Addition to Altadena South,  
1st Phase of 1st Sector, as recorded in Map Book 5, Page 122, in the  
Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$ 259,584.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously herewith.

Note: Eric Brasher and Eric M. Brasher is one and the same person.

Note: Jackie K. Smith, Jackie Brasher, Jackie Smith Brasher and  
Jackie K. Smith Brasher is one and the same person.

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 3rd  
day of May, 2021.

Eric M. Brasher (Seal)  
Eric M. Brasher

Jackie Smith Brasher (Seal)  
Jackie Smith Brasher

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Eric M. Brasher and Jackie Smith Brasher  
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 3rd day of May, A.D. 2021.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County, Alabama, County  
Clerk  
Shelby County, AL  
05/04/2021 03:45:04 PM  
SOS-50 CHERBY  
20210504000222860

William H. Halbrooks

My Commission Expires: ~~XXXXXX~~ 4/21/24

William H. Halbrooks, Notary Public

