



This instrument was prepared by

(Name) R. Dale Wallace, Jr.

(Address) 2100 SouthBridge Parkway, Suite 376, Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thousand and 00/100 (\$100,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert Riley, a married man, and Robert A. Enoch, a married man.
(herein referred to as grantors) do grant, bargain, sell and convey unto

Philip C. Brabner and Tracy Land Brabner

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit "A" attached hereto and incorporated by reference herein for legal description.

Subject to the following:

1. Taxes due in the year 1986 and thereafter.
2. Declaration of Restrictions and Grant of Easements and Maintenance Obligations, both bearing even date herewith.
3. Mineral and mining rights and all rights incident thereto are hereby quitclaimed to grantee but are not warranted.

The property conveyed herein is not the homestead of either one of the grantors.

The purchase price is totally funded by a purchase money mortgage executed simultaneously herewith in the amount of One Hundred Twenty Thousand and 00/100 (\$120,000.00) ----- Dollars.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 9 day of January, 19 86

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Robert R. Riley (Seal)
Robert Riley (Seal)
Robert A. Enoch (Seal)
Robert A. Enoch (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, R. Dale Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that Robert Riley, a married man and Robert A. Enoch, a married man whose name s 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 the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of January, A. D., 19 86

O. T. I

James Burford

Notary Public.

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The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 18 South, Range 1 West, Huntsville Meridian, being more particularly described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section, also being the point of beginning; thence North 1 deg. 52 min. 13 sec. West along the West line of said 1/4 Section 666.72 feet to the Northwest corner of said 1/4 1/4 1/4 Section; thence North 87 deg. 31 min. 00 sec. East along the North line of said 1/4 1/4 1/4 Section 660.15 feet to the Northeast corner of said 1/4 1/4 1/4 Section; thence South 1 deg. 55 min. 52 sec. East along the East line of said 1/4 1/4 1/4 Section 666.51 feet to the Southeast corner of said 1/4 1/4 1/4 Section; thence South 87 deg. 29 min. 55 sec. West along the South line of said 1/4 1/4 1/4 Section 660.86 feet to the point of beginning.

Also, The Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 18 South, Range 1 West, Huntsville Meridian, being more particularly described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 22; thence North 87 deg. 29 min. 55 sec. East along the South line of said 1/4 Section 660.86 feet to the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4, being the point of beginning; thence North 1 deg. 55 min. 52 sec. West along the West line of said 1/4 1/4 1/4 Section 666.51 feet to the Northwest corner of said 1/4 1/4 1/4 Section; thence North 87 deg. 31 min. 00 sec. East along the North line of said 1/4 1/4 1/4 Section 660.15 feet to the Northeast corner of said 1/4 1/4 1/4 Section; thence South 1 deg. 59 min. 31 sec. East along the East line of said 1/4 1/4 1/4 Section 666.29 feet to the Southeast corner of said 1/4 1/4 1/4 Section; thence South 87 deg. 29 min. 55 sec. West along the South line of said 1/4 Section, 660.86 feet to the point of beginning.

being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JAN 10 PM 1:56

F. Thomas A. J. J.
JUDGE OF PROBATE

RECORDING FEES

Recording Fee	\$ 5.00
Index Fee	1.00
TOTAL	\$ 6.00