

This instrument was prepared by

(Name) JAMES R. MONCUS, JR., ATTORNEY 583
1586 MONTGOMERY HIGHWAY
(Address) BIRMINGHAM, ALABAMA 35216

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIVE THOUSAND NINE HUNDRED AND NO/100 (\$105,900.00) DOLLARS

CHOICE BUILDERS, INC.

to the undersigned grantor, a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOHN D. BRUSH AND JANIS J. BRUSH

(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.

LOT 41 A, OF A RESURVEY OF LOTS 40, 41, 42, 43, 44 AND 45, OF HEATHERWOOD, THIRD SECTOR, (MAP BOOK 8 PAGE 29 A & B) AS RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 9 PAGE 54; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

(\$85,900.00) OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

99 PAGE 152
BOOK

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of OCTOBER 19 86

1. Deed Tax \$ 20.00

ATTEST: 2. Sig. Tax

3. Recording Fee 2.50

4. Indexing Fee 17.00

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

By Terry Phillips (Pres.)
President

1986 NOV -7 AM 9:25

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, THE UNDERSIGNED JUDGE OF FREIGHT
State, hereby certify that TERRY PHILLIPS
whose name as President of CHOICE BUILDERS, INC.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 29 day of OCTOBER 19 86

Notary Public