

This form furnished by:

Cahaba Title, Inc. 988-5600

This instrument was prepared by:

(Name) DOUGLAS L. KEY, ATTORNEY AT LAW
(Address) 2100 11th Avenue North
Birmingham, AL 35234

Send Tax Notice to:

(Name) JAMES A. BRAASCH & FRAN BRAASCH
(Address) 2608 Ves Club Circle
B'ham, AL 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Five Thousand and no/100 (\$35,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jeff Owen d/b/a Owen Contracting Co.
(herein referred to as grantors) do grant, bargain, sell and convey unto

James A. Braasch and wife, Fran Braasch
(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:

Lot 1-A, Block 3, according to the Resurvey of Lot 7, Block 3, as
shown by survey of Cherokee Hills as recorded in Map Book 5, page
3 and said Resurvey as recorded in Map Book 10, page 100 in the
Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1987 a lien, but not yet due and payable until October 1, 1987.
2. Building setback line of 50 feet reserved from Palomino Trail as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 233, page 53 and amended in Deed Book 239, page 786 in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 186, page 222 and Deed Book 141, page 511 in Probate Office.
5. Right-of-Way granted to Alabama Power Company and South Central Bell by instrument recorded in Deed Book 248, page 212 in Probate Office.
6. Mineral and mining rights are excepted.

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of May, 19 87.

WITNESS

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

1987 JUL -2 PM 6:47

JUDGE OF PROBATE

Jeff Owen d/b/a Owen Contracting Co.
JEFF OWEN d/b/a OWEN CONTRACTING CO.

1. Deed Tax \$35.00 (Seal)

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 38.50

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Jeff Owen d/b/a Owen Contracting Co.
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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29th day of May, A.D. 19 87