

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205)833-1571
FAX 833-1577

Riverchase Office
(205)988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Bridget J. Brown
(Address) 5231 Cherokee Trail
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THREE THOUSAND AND NO/100ths (\$123,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Edward H. Tyler and wife, Terry A. Tyler and Linda Littlejohn, a single individual (herein referred to as grantors) do grant, bargain, sell and convey unto

Bridget J. Brown and husband, Jack I. Brown

(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, the following described real estate situated in Shelby County,

Alabama to-wit:

Begin at the NW Corner of SW 1/4, Section 22, Township 19 South, Range 2 West; thence run East along the North line of said SW 1/4, a distance of 343.8 feet to the East right-of-way boundary of roadway for Point of Beginning; thence continue said course along said North line a distance of 320.22 feet, turn right an angle of 88 degrees 22 minutes 47 seconds a distance of 127.46 feet, turn right an angle of 91 degrees 38 minutes 18 seconds a distance of 321.26 feet to aforesaid East right-of-way boundary of roadway, turn right an angle of 88 degrees 49 minutes 42 seconds along said East right-of-way boundary a distance of 127.33 feet to Point of Beginning; being in W 1/2 of NW 1/4 of SW 1/4, Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$93,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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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.

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, we have hereunto set our hand(s) and seal(s), this 16th day of August, 19 90.

WITNESS

(Seal)

(Seal)

(Seal)

Edward H. Tyler (Seal)
Terry A. Tyler (Seal)
Linda Littlejohn (Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Edward H. Tyler and wife, Terry A. Tyler 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, A.D., 19 90

10-91

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Linda Littlejohn, a single individual, 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, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 16th day of August, 1990.

Richard D. Littlejohn
Notary Public

My Commission Expires: 10-23-93

BOOK 306 PAGE 71

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

90 AUG 20 PM 12:11

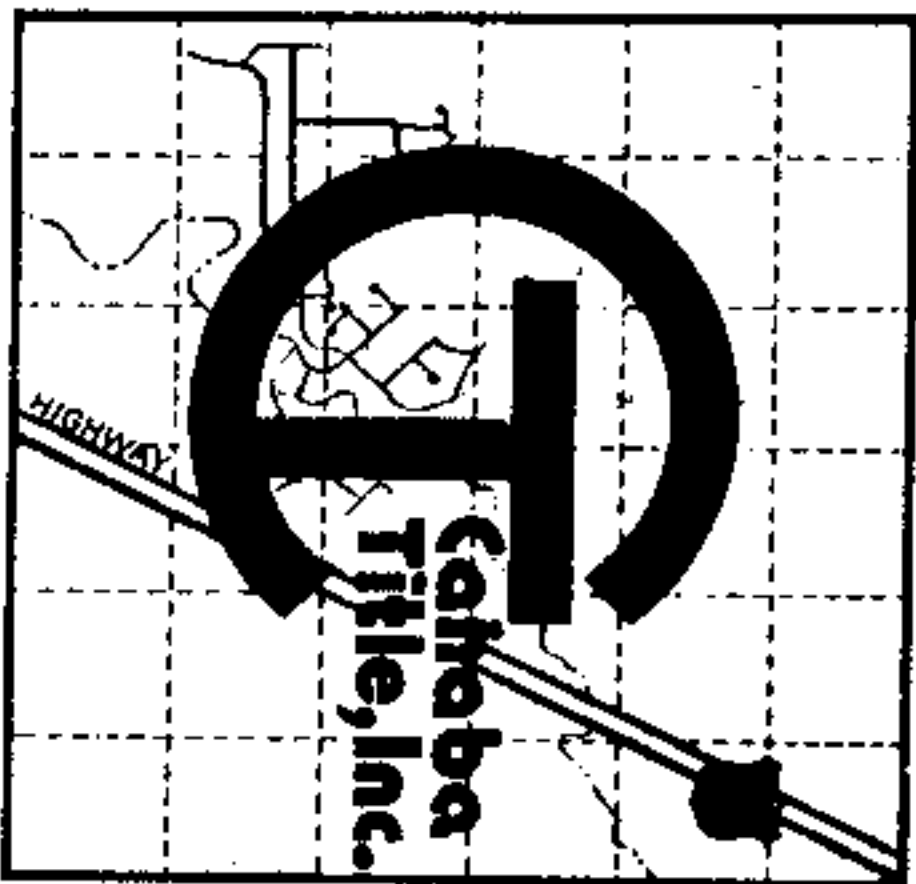
Thomas R. Littlejohn
JUDGE OF PROBATE

| | |
|------------------|---------|
| 1. Deed Fee | \$30.00 |
| 2. Notary Fee | \$5.00 |
| 3. Recording Fee | \$5.00 |
| 4. Deed Tax | \$1.00 |
| Total | \$39.00 |

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Deed Tax \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE
2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205)988-5600 FAX 988-5905

EASTERN OFFICE
213 Gadsden Highway, Suite 227
Birmingham, Alabama 35235
Phone (205)833-1571 FAX 833-1577