

Send Tax Notice To:  
WILLIAM H. BRUSER, III  
2508 Willow Brook Circle  
Birmingham, AL. 35242

This instrument was prepared by

(Name) **HOLLIMAN, SHOCKLEY & KELLY, ATTORNEYS**  
3821 Lorna Road, Suite 110  
(Address) **Birmingham, AL. 35244**

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED THIRTY-FOUR THOUSAND NINE HUNDRED TWENTY-SEVEN AND NO/100 (\$234,927.00) DOLLARS**

to the undersigned grantor, **KIRKWOOD CONSTRUCTION, INC.**  
(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

**WILLIAM H. BRUSER, III and wife, CAROL ANN BRUSER**

(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 the County of Shelby, State of Alabama, to-wit:

Lot 55, according to the Survey of Willowbrook, as recorded in Map Book 11, Page 48, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights excepted.

\$187,900.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

BOOK 365 PAGE 261

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

91 SEP 24 PM 12:13

JUDGE OF PROBATE

1. Deed Tax	\$ 48.00
2. Mtg. Tax	\$ 0.00
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. Notary Fee	\$ 1.00
	<u>54.50</u>

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,

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, **JAMES KIRKWOOD** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of September, 1991.

ATTEST:

**KIRKWOOD CONSTRUCTION, INC.**

By James Kirkwood  
**JAMES KIRKWOOD** President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority  
State, hereby certify that **JAMES KIRKWOOD**  
whose name as President of **KIRKWOOD CONSTRUCTION, 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 20th day of September, 1991.

My Commission Expires: 8-29-94

Notary Public