

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & ASSOCIATES, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
Jerry W. Arbello
2217 Lisa Ann Drive
Leeds, AL 35094

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of EIGHTY FIVE THOUSAND AND NO/100 (\$85,000.00) DOLLARS to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **JAMES A. BROWN ND WIFE, PAULA M. BROWN** (herein referred to as Grantors) do grant, bargain, sell and convey unto **JERRY W. ARBELLO AND CAROL F. ARBELLO** (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 5, in Block 1, according to the Survey of Armstrong Estates, First Sector, as recorded in Map Book 5, Page 19, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

- SUBJECT TO:
1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Volume 103, page 100.
 2. A 10 foot easement along the North line of said lot.
 3. Restrictions appearing of record in Deed Volume 244 page 215 and amended by Deed Volume 262 page 529 and Deed Volume 262 page 841.
 4. Right of way granted to Alabama Power Company by instrument recorded in Deed Volume 52, page 285; Deed Volume 136, page 538; Deed Volume 118 page 302; Deed Volume 241 page 345 and Deed Volume 206 page 175.
 5. Right of way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Company by instrument recorded in Deed Volume 248 page 215 and Deed Volume 262 page 17.


\$76,500.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

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.

02/09/1996-04281
10:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.50

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 (we) have set my (our) hand(s) and seal(s) this 25th day of January, 1996.



JAMES A. BROWN



PAULA M. BROWN

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES A. BROWN AND PAULA M. BROWN 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 25th day of January, 1996.



Notary Public

My Commission Expires:

10/17/98

Inst # 1996-04281

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