

This instrument was prepared by

(Name) Donald L. Newsom of the firm of CORRETTI, NEWSOM & ROGERS

(Address) 529 Frank Nelson Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fourteen Thousand Five Hundred and No/100 (\$14,500.00) DOLLARS  
and the assumption of the hereinafter described mortgage.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Art Lucier and wife, Shirley Lucier  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles E. Brown, III and wife, Sherry 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, together with every contingent remainder and right of reversion, the following described real estate situated  
in Shelby County, Alabama to-wit:

Lot 7, Block 2, according to the suevey of Indian Valley,  
Sixth Sector, as recorded in Map Book 5, Page 118, in the  
Probate Office of Shelby County, Alabama

Subject to:

Advalorem taxes for the current tax year 1978;  
Easements and building line as shown on recorded map;  
Restrictions appearing of record in Misc. Volume 9, Page 143;  
Right of Way granted to Alabama Power Company by instrument(s) recorded  
in Deed Book 107, Page 121; Deed Book 161, Page 493; Deed Book 102,  
Page 53 and Deed Book 104, Page 213.

Subject to that certain mortgage executed to City Federal Savings and  
Loan Association executed in Mortgage Book 371, Page 726 in the office  
of the Judge of Probate of Shelby County, Alabama. Which said mortgage  
the Grantees herein expressly agreed to assume and to pay under its  
terms and conditions.

19781004000133920 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
10/04/1978 12:00:00AM FILED/CERT

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 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 said 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  
day of , 19

WITNESS:  
Janice H. Buck  
Janice H. Buck  
JUDGE OF PROBATE

Art Lucier  
Art Lucier  
Shirley Lucier  
Shirley Lucier

STATE OF ALABAMA }  
SHELBY COUNTY }  
Maryland Due 14.50  
Rec. 1.50  
Dnd. 1.00  
17.00  
General Acknowledgment

I, JANICE H. Buck, a Notary Public in and for said County, in said State,  
hereby certify that Art Lucier and wife, Shirley Lucier,  
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 9/15 day of September, A. D., 1978  
Janice H. Buck  
Notary Public.  
My Commission Expires: 7/1/82