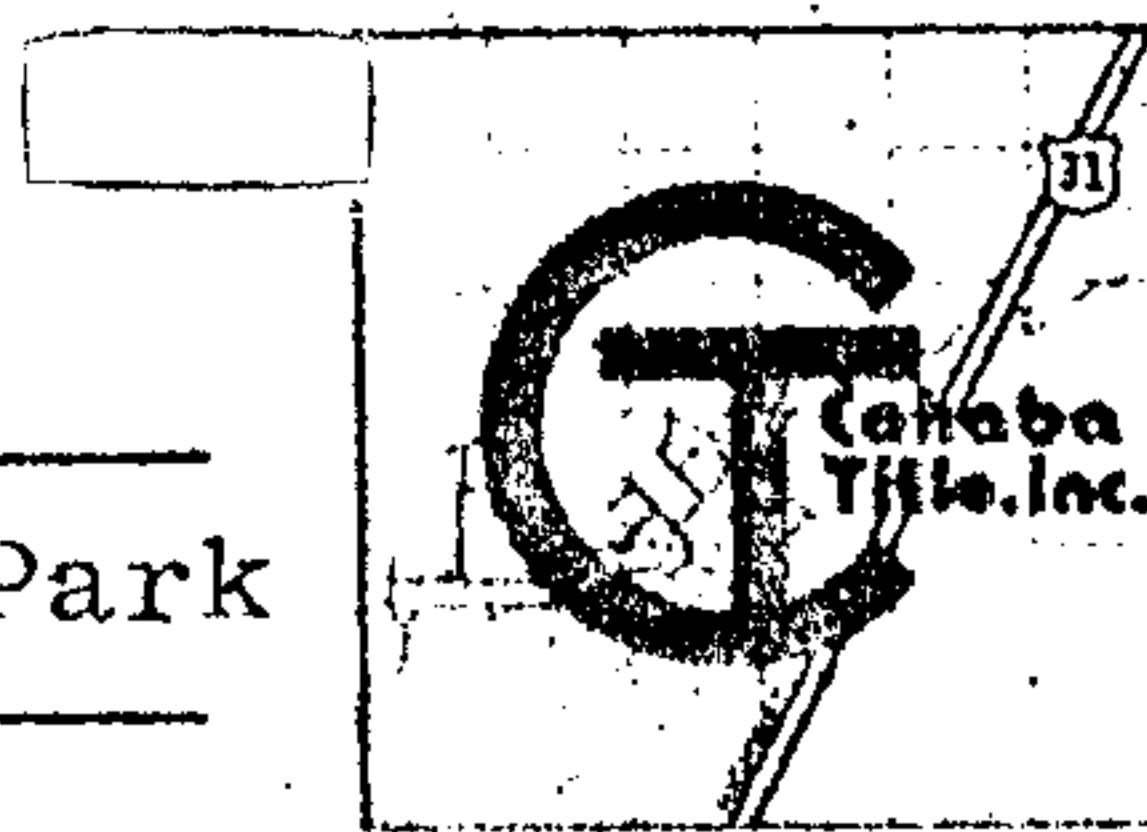


This instrument prepared by  
 (Name) Daniel M. Spittler  
 Attorney at Law  
 1970 Chandalar South Office Park  
 (Address) Pelham, Alabama 35124



This Form furnished by  
**Cahaba Title, Inc.**  
 1970 Chandalar South Office Park  
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }  
 SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THIRTEEN THOUSAND AND NO/100 (\$13,000.00) DOLLARS

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

EUEL CLYDE BROWN, JR. and wife, JUDITH ANN BROWN

(herein referred to as grantors) do grant, bargain, sell and convey unto

NICK SPINA and wife, ROSE MARIE SPINA

(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 Pelham, Shelby County, Alabama to-wit:

Lot 129 according to the map of Chandalar South, Second Sector, as recorded in Map Book 6, page 12 in the Probate Office of Shelby County, Alabama.  
 Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc. dated July 31, 1978, recorded in Mortgage Book 381, page 328, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 317 PAGE 291

19790116000005790 1/1 \$ .00  
 Shelby Cnty Judge of Probate, AL  
 01/16/1979 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 15th day of January, 1979

WITNESS:  
 STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS DEED WAS FILED  
 (Seal)  
 1979 JAN 16 AM 8:28  
 (Seal)

Thomas A. Shaver, Jr.  
 JUDGE OF PROBATE (Seal)  
 Deed 13.00  
 Rec. 1.50  
 Inst. 1.00  
 15.50

STATE OF ALABAMA }  
 Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Euel Clyde Brown, Jr. and wife, Judith Ann 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 15th day of January, A. D. 1979