

This instrument was prepared by

BARRY R. BRUBAKER  
2136 BAILEY BROOK DR.  
BIRMINGHAM, AL. 35244

(Name) William T. Mills, II PORTERFIELD, SCHOLL, CLARK & HARPER, P.A.,

(Address) P. O. Box 7688-A, Birmingham, Alabama 35253

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, AL

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

C-26,017.36

That in consideration of TEN AND NO/100 (\$10.00) ----- DOLLARS  
and other good and valuable considerations

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

STEPHEN M. BRAZZELL and wife, SHEILA S. BRAZZELL

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

BARRY R. BRUBAKER and wife, JOAN G. BRUBAKER

(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 land, to-wit:

in SHELBY County, Alabama to-wit



19800702000072330 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
07/02/1980 00:00:00 FILED/CERTIFIED

Lot 42, according to the amended Map of Riverchase West,  
Dividing Ridge, as recorded in Map Book 6, at Page 108,  
in the Office of the Judge of Probate of Shelby County,  
Alabama.

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

As part of the consideration herein, the Grantees herein agree to assume and pay the unpaid balance of that certain first mortgage in favor of First Federal Savings and Loan Association of Alabama, dated October 28, 1977, and recorded in Mortgage Book 371, at Page 20, in the Office of the Judge of Probate of Shelby County, Alabama, in the approximate amount of \$49,882.64.

\$7,000.00 of the purchase price was paid from purchase money second mortgage 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 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 GRANTEE 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 20th day of June, 1980.

WITNESS:

Charles E. Johnston

STATE OF ALABAMA, SHELBY CO.  
NOTARY PUBLIC  
(Seal)

Janice L. Cruz

1980 JUN -2 AM 10:52

Stephen M. Brazzell

STEPHEN M. BRAZZELL

Janice M. Markey

JUDGE OF PROBATE

SHEILA S. BRAZZELL

NEW JERSEY

STATE OF NEW JERSEY

SOMERSET COUNTY

Deed 26.50  
Rec. 1.50  
Ind. 1.00  
29.00

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Stephen M. Brazzell and wife, Sheila S. Brazzell whose names 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 20th day of June, A. D., 1980.

INGE SUPPLE

A Notary Public of New Jersey  
My Commission Expires July 27, 1984

MY COMMISSION EXPIRES:

Notary Public.