

SEND TAX NOTICE TO:

Grady Brownlee and Emily D. Brownlee
847 Willow Oak Drive
Birmingham, Alabama 35244

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THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers, Jr.
813 Shadys Creek Parkway
Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration of One Hundred Two Thousand Five Hundred (\$102,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we,
Lawrence S. Nickles, an unmarried man

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

Grady Brownlee and Emily D. Brownlee

(herein referred to as GRANTEEES) 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 23, according to the Survey of Riverchase Country Club, Sixth Addition, as recorded in Map Book 7, page 93, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

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BOOK

1. Easements for public utilities as shown by record plat.
2. Zoning ordinances, if any.
3. Oil, gas, petroleum, sulphur, and all rights incident thereto excepted in Volume 127, page 140.
4. Mineral and mining rights and all rights incident thereto excepted in Deed Book 328, page 947.
5. Declaration of restrictive covenants in Misc. Volume, 14, page 536, and Misc. Volume 17, page 550.
6. Agreements as to field lines and septic tank and item 6 therein as set forth in Deed Volume 325, page 170.
7. Notice of compliance certificate with protective covenants in Misc. Volume 34, page 549.
8. Current taxes.

\$90,000.00 of the above purchase price was paid from a first mortgage loan closed simultaneously herewith.

\$4,500.00 of the above purchase price was paid from a purchase money second mortgage.

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal , this 26th
day of May , 19 83.

WITNESS:

Lawrence S. Nickles

State of
ALABAMA
JEFFERSON

ALABAMA
COUNTY

General Acknowledgement

I, Charles A. J. Beavers, Jr. , a Notary Public in and for said County, in said State, hereby certify that Lawrence S. Nickles, an unmarried man, known to me, acknowledged before whose name is signed to the foregoing conveyance, and who he executed the same voluntarily me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

is
he
May 26, 1983,

Given under my hand and official seal this

26th day of