MATTORNEY AT LAW (Name).... 3512 OLD MONTGOMERY HIGHWAY HOMEWOOD, ALABAMA 38209 (Address)...... LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS, COUNTY OF SHELBY That in consideration of Two hundred nine thousand five hundred and no/100 ----- (\$ 209,500.00) to the undersigned grantor. Osborn Enterprises, Inc. a corporation. (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Riley E. Nelson and Mary N. Nelson (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor

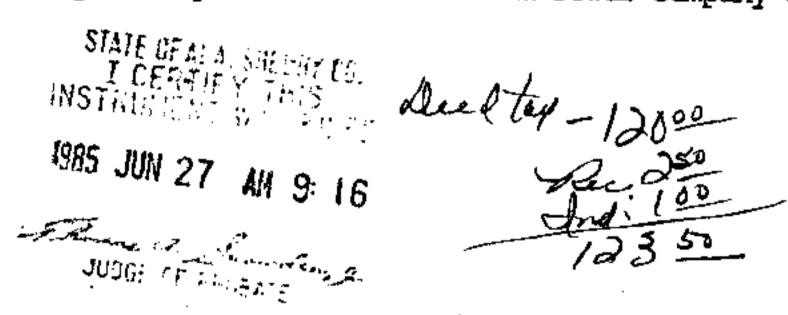
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 601, Riverchase Country Club Fourteenth Addition Residention Subdivision, as recorded in Map Book 8, page 154, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to protective covenants, notice of compliance certificate, building lines, easements, rights of way and agreement with Alabama Power Company of Record.

032 mg 227



\$ 89,500.00 of the purchase price was paid from the proceeds of a 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 of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President	Gary S. Osborn	
who is authorized to execute this conveyance, has hereto set its signature and	seal, this the 24th day of June	1985
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ATTEST:

By Jan X

Osborn Enterpr

STATE OF ALABAMA COUNTY OF JEFFERSON

I. Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that Gary S. Osborn
whose name as President of Osborr

whose name as President of Osborn Enterprises, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

24th day of

Given under my hand and official seal, this the

June

¹⁹ 85

President

Layry L. Halcomb

Notary Public

My Commission Expires 1/23/86