

(Name) _____ ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) _____ HOMEWOOD, ALABAMA 36206

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

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
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 Residence 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.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUN 27 AM 9:16

JUDGE OF PROBATE

Deed tax - 120.00

Rec. 250
Ind. 100
123.50

\$ 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 con-
tingent 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 encum-
brances,

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

ATTEST:

Osborn Enterprises, Inc.

By

President

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 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,

Given under my hand and official seal, this the 24th day of June 19 85

Larry L. Halcomb

Notary Public

My Commission Expires 1/23/86