



710
american title insurance company

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Send Tax Notice to:

Mr. Phillip C. Brabner
2471 Chestnut Ridge Place
Birmingham, Alabama 35216

This instrument was prepared by

(Name) R. Dale Wallace, Jr.

(Address) 2100 South Bridge Parkway, Suite 376, Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand and 00/100 (\$50,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert Riley, a married man and Robert A. Enoch, a married man.

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

Philip C. Brabner and wife, Tracy L. Brabner

(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:

The Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 22, Township 18 South, Range 1 East, Huntsville Meridian, being more particularly described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section; thence North 1 deg. 52 min. 13 sec. West along the West line of said 1/4 Section 666.72 feet to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section, also being the point of beginning; thence continue along previously described course 666.72 feet to the Northwest corner of said 1/4 1/4 Section; thence North 87 deg. 32 min. 06 sec. East along the North line of said Section 659.44 feet to the Northeast corner of said 1/4 1/4 1/4 Section; thence South 1 deg. 55 min. 52 sec. East along the East line of said 1/4 1/4 1/4 Section 666.51 feet to the Southeast corner of said 1/4 1/4 1/4 Section; thence South 87 deg. 31 min. 00 sec. West along the South line of said 1/4 1/4 1/4 Section 660.15 feet to the point of beginning.

Subject to:

1. Taxes due in the year 1986 and thereafter.
2. Declaration of Restrictions and Grant of Easements and Maintenance Obligations, recorded in Real 56, Pages 779, 783 and 823.
3. Mineral and mining rights and all rights incident thereto are hereby quitclaimed to grantee but are not warranted.

The property conveyed herein is not the homestead of either of the grantors. The entire purchase price is being paid by purchase money mortgage execute 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 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 7th day of February, 1986.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED

1986 FEB 14 AM 8:53 (Seal)

Robert Riley (Seal)

Robert A. Enoch (Seal)

STATE OF ALABAMA

Shelby COUNTY

Judge of Probate

General Acknowledgment

I, R. Dale Wallace, Jr., a Notary Public in and for said County, in said State, hereby certify that Robert Riley, a married man and Robert A. Enoch, a married man, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February, A. D., 1986.

Notary Public.

R. Dale Wallace

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