

**This form furnished by:**

This instrument was prepared by:  
(Name) DOUGLAS L. KEY, ATTORNEY AT LAW  
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Birmingham, AL 35234

Send Tax Notice to:  
(Name) Tom & Marilyn M. Brooks  
(Address) 2208 Hunters Cove  
Birmingham, AL 35216

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighty Five Thousand and no/100----(\$85,000.00)--- DOLLARS

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

Oliver Stanley Nuby and wife, Deborah C. Nuby  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
William M. Brooks

(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 No. 3, according to Willow Island Subdivision, a plat of said subdivision is recorded in Map Book 4, page 73, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

- SUBJECT TO:
1. Taxes for the year 1987, a lien but not yet due and payable until October 1, 1987.
  2. Restrictions recorded in Deed Book 220, page 891 and Deed Book 269, page 901.
  3. Right of Way of Alabama Power and South Central Bell recorded in Deed Book 222, page 189.
  4. Subject to flooding rights to Alabama Power recorded in Deed Book 237, page 408.
1. Deed Tax \$ 85.00

1. Deed Tax \$ 85.00  
2. Mtg. Tax             
3. Recording Fee 25.00  
4. Indexing Fee 10.00  
TOTAL 88.50

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

1987 JUL 30 AM 11:49

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 for such survivor forever, together with every contingent remainder and right of reversion.

And ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~Kan~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~K~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

we have hereunto set our \_\_\_\_\_ hand(s) and seal(s), this 1st \_\_\_\_\_

heirs, executors and administrators shall warrant and defend the same to be  
the lawful claims of all persons.  
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st  
day of July, 19 87.

**WITNESS**

(Seal)

(Seal)

(Seal)

OLIVER STANLEY NUBY (Seal)  
DEBORAH C. NUBY (Seal)  
DEBORAH C. NUBY (Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
JEFFERSON

COUNTY

### General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Oliver Stanley Nuby and wife, Deborah C. Nuby  
whose name s 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 have executed the same voluntarily  
on the day the same bears date.

his day, that being informed of the contents of the conveyance \_\_\_\_\_  
 he day the same bears date.  
 Given under my hand and official seal this 1st day of July A.D. 19 87