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This instrument was prepared by

(Name) STANSEL A. BROWN, III

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Pell City, Alabama 35125



Jefferson Land Title Services Co., Inc.
316 21ST NORTH S. P. O. BOX 18481 B PHONE 12681-375-687
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty two Thousand Five Hundred & No/100 (\$22,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Phillip N. Cicio and wife Marie E. Cicio, Eugene J. Topazi and wife Maxine Topazi
(herein referred to as grantors) do grant, bargain, sell and convey unto

S. A. Brown, Jr. and Martha P. Brown,

(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:

Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 36, Township 21, South, Range 3
West, thence run North along the West Line of said quarter-quarter for 338.81 feet to the
SW corner of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section and the Point of Beginning;
thence continue last described course for 254.26 feet, thence 92°47'38" right run 1287.45 feet
to the Westerly R/W of Shelby County Hwy. #107, thence 87°52'25" right run southerly along said
R/W for 254.26 feet to the South line of the N $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said section
thence 92°07'05" right run 1284.49 feet to the Point of Beginning. Containing 7.50 Acres more
or less.

Subject to:

Taxes for the year 1987 are a lien, but not due and payable until October 1, 1987. Parcel
ID: 58-23-7-36-0-000-007 1986 taxes paid in the amount of \$143.22 on October 10, 1986.

Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 317
page 249 Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed
Book 130 page 77 and Deed Book 142 page 421 Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 244 page 477 in
Probate Office.

Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 196 page 310
Probate Office.

Rights of riparian owners in and to the use of said water ways.

Mineral and Mining rights excepted.

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 28th

day of August, 1987

WITNESS:

STATE OF ALABAMA BY US.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 SEP -1 PM 1:29

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

I, The undersigned Authority, a Notary Public in and for said County, in said State,
hereby certify that Phillip N. Cicio & Marie E. Cicio Eugene J. Topazi & Maxine Topazi
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 executed the same voluntarily

General Acknowledgment MY COMMISSION EXPIRES SEPTEMBER 13, 1988