

This instrument was prepared by

732

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 2027 SECOND AVENUE NORTH, BIRMINGHAM, ALABAMA 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THIRTY EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$38,500.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DONALD B. ESTES, AN UNMARRIED MAN AND HELEN S. WEIL, A MARRIED WOMAN (THIS IS NOT THE HOMESTEAD OF EITHER PARTY) (herein referred to as grantors) do grant, bargain, sell and convey unto WOODY BRAY AND WIFE, ELIZABETH E. BRAY

(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 11, according to the map and survey of Deer Springs Estates, Third Addition, as recorded in Map Book 6 and 5 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad Valorem taxes due and payable October 1, 1987.
2. Building setback line of 35 feet reserved from Deer Springs Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including a 5 foot easement on the Northwest and Southerly sides and a 20 foot easement on the East side.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 127 page 399 in Probate Office.
5. Right-of-Way granted to Plantation Pipeline by instrument recorded in Deed Book 254 page 519 in Probate Office.
6. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 287 page 513 and Deed Book 283 page 850 in Probate Office.
7. Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 219 and Deed Book 254 page 517 in Probate Office.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 327 page 553 in Probate Office.
9. Rights of riparian owners in and to the use of said Creek.

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\$37,000.00 of the purchase price recited above was paid from a first and second mortgage 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 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 9TH day of SEPTEMBER, 19 87

WITNESS:

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

Deed Tax \$ 1.50 (Seal)

Mfg. Tax 1987 SEP 10 AM 10:05 (Seal)

Recording Fee 2.50 (Seal)

Indexing Fee 1.00 (Seal)

TOTAL 5.00

JUDGE OF PROBATE

Donald B. Estes (Seal)  
DONALD B. ESTES

Helen S. Weil (Seal)  
HELEN S. WEIL

(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 DONALD B. ESTES, AN UNMARRIED MAN AND HELEN S. WEIL, A MARRIED WOMAN 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 on the day the same bears date.

Given under my hand and official seal this 9TH day of SEPTEMBER A. D., 19 87

Notary Public