

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law

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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 Ninety-Five Thousand Five Hundred and No/100 (\$95,500.00)-----DOLLARS

to the undersigned grantor, SOUTH JEFFERSON COMPANY, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto CARL L. BRAKE and EVADENE D. BRAKE

(herein referred to as GRANTEEES) 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:

Unit 27, according to the survey of MEADOW BROOK TOWNHOMES, as recorded in Map Book 10,
Page 2, in the Probate Office of Shelby County, Alabama. Situated in Shelby County,
Alabama.

SUBJECT TO: 1) Ad valorem taxes due in the year 1988. 2) Title to all minerals underlying
the NW 1/4 of NW 1/4 of Section 6, Township 19 South, Range 1 West, with mining rights and
privileges belonging thereto, as conveyed in Deed Book 66, Page 34. 3) Title to all
minerals underlying the SW 1/4 of the SW 1/4 of Section 31, Township 18 South, Range 1
West, with mining rights and privileges belonging thereto, as reserved in Deed Book 28,
Page 581. 4) Restrictive covenants and conditions as shown by instrument recorded in Real
Record 023, Page 621. 5) Transmission line permit to Alabama Power Company recorded in
Real Record 075, Page 649. 6) Sewer easement and connection agreement as recorded in Real
Volume 058, Page 365. 7) Declaration of Covenants, Conditions and Restrictions as
recorded in Real Record 081, Page 323. 8) Instrument of Dedication for sewer to Cahaba
Water Renovation Systems, Inc., as recorded in Real Record 081, Page 352. 9) 7.5 foot
easement for ingress and egress and public utilities over rear lot line, as shown on
recorded map. 10) Covenants, agreements, restrictions, and easements of record, as set
forth in the By-Laws of the Meadow Brook Townhomes Association, Inc., as recorded in Inc.
Book 30, Page 905, at Page 913. 11) Agreement with Alabama Power Company for underground
distribution, as recorded in Real Record 089, page 976. 12) Easement to Alabama Power
Company for underground cables, as recorded in Real Record 089, Page 979 and Real Volume
105, Page 844. 13) Declaration of covenants, conditions, restrictions and rights, as
recorded in Real Volume 081, Page 355.

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 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
GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John P. Baker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of April 19 88

ATTEST:

Deed by 95 50
Rec 2 50
Ind. 1 00
99 00

STATE OF ALA. SHELBY COUNTY SOUTH JEFFERSON COMPANY, INC.
I CERTIFY THIS
INSTRUMENT WAS FILED BY
88 APR 18 AM 9:33

STATE OF ALABAMA
COUNTY OF JEFFERSON

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that John P. Baker
whose name as President of South Jefferson Company, 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 15th day of April 19 88

TINGLE, SEXTON, MURVIN,
WATSON & BATES, P.C.
SUITE 900 PARK PLACE TOWER
2001 PARK PLACE NORTH
BIRMINGHAM, ALABAMA 35203

MY COMMISSION EXPIRES OCTOBER 17, 1990