

This instrument was prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY

HOMEWOOD OPERATION 30243 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 Two hundred eighty nine thousand & No/100 (289,000.00)

to the undersigned grantor, Mangrum Homes, 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

Jerome Brown & Esther E. Brown

(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:

Lot 2408, according to the survey of Riverchase Country Club, 24th Addition, as recorded
in Map Book 10 page 64 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1988.

Subject to Protective Covenants, building lines, easements, transmission line permit
and agreement with Alabama Power Company of record.

BOOK 187 PAGE 434

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

88 JUN -2 PM 12:15

Thomas A. Shanks, Jr.
JUDGE OF PROBATE

RECORDING FEES
Recorded by 13900
Recording Fee \$ 250
Index Fee 100
TOTAL \$142.50

\$150,000.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

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, Erwin H. Mangrum
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May 1988

ATTEST:

Mangrum Homes, Inc.

By *Erwin H. Mangrum* President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb
State, hereby certify that Erwin H. Mangrum
whose name as President of Mangrum Homes, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 31st day of

May

19 88

Larry L. Halcomb
Larry L. Halcomb

Notary Public