

This instrument was prepared by:  
(Name) Valley Brook Development Company  
(Address) P.O. Box 9 Pelham, Al. 35124

Send Tax Notice to:  
(Name) Valley Brook Development Company  
(Address) P.O. BOX Pelham, Al. 35124

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

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty thousand and No/100ths (\$60,000.00)

to the undersigned grantor, Valley Brook Development Company, a partnership ~~INCORPORATION~~  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

✓ Richard Compans and wife, Marian Compans

(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:

Lot2: Commence at the Southeast corner of the S.E. 1/4 of the N.W. 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Al.; Thence run North along the East line of said 1/4 section a distance of 898.35 feet; Thence turn left 102°32'55" and run Southwesterly a distance of 209.48 feet to the Point of Beginning; Thence continue along the last described course a distance of 202.09 feet; Thence turn left 97°49'05" and run Southeasterly a distance of 515.02 feet to the Northerly Right-of-Way line of a public road; Thence turn left 118°12'30" and run Northeasterly along said Right-of-Way line a distance of 32.72 feet to a Point of Curve to the right, said curve having a radius of 175.0 feet and an interior angle of 13°00'; Thence continue Northeasterly along said Right-of-Way line an arc distance of 39.71 feet; Thence continue Northeasterly along said Right-of-Way line a distance of 72.57 feet; Thence turn left 66°25' and run Northwesterly a distance of 443.09 feet to the Point of Beginning. Containing 1.83 acres, more or less. Including all easements and restrictions of the proposed subdivision.

Subject to existing easements, restrictions, set-back lines, limitations, if any, of record.

1. Deed Tax \$ 60.00  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 63.50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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

Partner, O'Neal Bishop

IN WITNESS WHEREOF, the said GRANTOR, by it ~~INCORPORATION~~  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of June 1988

ATTEST:

Valley Brook Development Company, a Partnership

By O'Neal Bishop  
~~INCORPORATION~~  
O'Neal Bishop, Partner

Secretary

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUN 28 AM 10:24

STATE OF ALABAMA  
COUNTY OF Shelby

Thomas C. Brumley, Jr.  
JUDGE OF PROBATE

I, the undersigned O'Neal Bishop  
State, hereby certify that O'Neal Bishop  
whose name as Partner ~~President~~ of Valley Brook Development Company, a partnership  
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~~ partnership. partner

Given under my hand and official seal, this is 27th day of June 1988

Phyllis H. Newton  
Notary Public