

SEND TAX NOTICE TO:

(Name) James E. Gill, Jr. & Janet Gill
P.O. Box 187
 (Address) Harpersville, AL 35078

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW
 (Address) COLUMBIANA, ALABAMA 35051

Form 1-1-5 Rev. 5/82
 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS DOLLARS
 AND THE EXECUTION OF A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF \$200,000.00.
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

A. B. Brown, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Gill, Jr. and wife, Janet Gill

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Commence at the Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 East; thence run East along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 134.05 feet; thence turn an angle of 73 deg. 15 min. 30 sec. to the left and run a distance of 729.35 feet to a point on the Northwest R/W line of U.S. Hwy. 280 and Alabama State Hwy. No. 25, and the point of beginning; thence turn an angle of 55 deg. 03 min. to the right and run along said Hwy. R/W a distance of 100.00 feet to a point on the West R/W line of Alabama State Hwy. No. 25; thence turn an angle of 37 deg. 56 min. to the left and run along said Hwy. No. 25 R/W a distance of 150.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 245.00 feet; thence turn an angle of 104 deg. 10 min. 08 sec. to the left and run a distance of 94.90 feet; thence turn an angle of 32 deg. 33 min. 22 sec. to the left and run a distance of 101.00 feet; thence turn an angle of 5 deg. 20 min. 30 sec. to the left and run a distance of 110.00 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 28, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama.

As part of the consideration for this conveyance, the grantees, for themselves, their heirs, successors, and assigns, for and during a period of ten (10) years from the date of this deed, agree not to engage in any business on the premises covered by this conveyance which will involve the buying, selling, storing, warehousing, distributing, marketing, trading, and dealing in and with, at wholesale, retail and in every other manner, lumber, building materials, building supplies, and general hardware goods. This covenant runs with the land. (CONTINUED ON REVERSE SIDE)

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 18th

day of July, 19 88

WITNESS:

 _____ (Seal)
 _____ (Seal)
 _____ (Seal)

A. B. Brown (Seal)
 _____ (Seal)
 _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that A. B. Brown, a married man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July, A.D., 19 88

411 64/21

Conrad M. Fowler Jr.

BOOK 194 PAGE 797

SUBJECT TO THE FOLLOWING:

1. Taxes for 1988 and subsequent years. 1988 taxes are a lien but not due and payable until October 1, 1988.
2. Right of way to Shelby County as recorded in Deed Book 104, page 448 and Deed Book 114, page 468, in the Probate Office of Shelby County, Alabama.
3. Permit to Alabama Power Company as recorded in Deed Book 105, page 139, in the Probate Office of Shelby County, Alabama.
4. Right of way to State of Alabama as recorded in Deed Book 345, page 623, in the Probate Office of Shelby County, Alabama.

SIGNED FOR IDENTIFICATION:

A. B. Brown
A. B. Brown

The property herein conveyed does not constitute any part of the homestead of the Grantor or the Grantor's spouse.

A. B. Brown
A. B. Brown

BOOK 194 PAGE 798

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 19 AM 8:01

Thomas P. Shoultz, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ —
2. Mtg. Tax —
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.