

This instrument was prepared by:
 (Name) Daniel M. Spitler, Attorney
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
 (Name) Mr. JoAnn Graham Brown
 (Address) 525 8th Street S.W.
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-THREE THOUSAND FIVE HUNDRED AND NO/100 (\$53,500.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ROBERT LUTHER SMITHERMAN, JR. and wife, FRANCES JEANETTE SMITHERMAN

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

JOANN GRAHAM BROWN and husband, ANGUS A. BROWN, JR.

(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 2, Block 3, Creekview Drive, J. G. Lacey Subdivision as recorded in Map Book 3 page 113, as recorded in the Probate Office of Shelby County, Alabama; being situated in Section 2, Township 21 South, Range 3 West.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Map Book 3 page 113 in Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 171 page 31 in Probate Office.

Mineral and mining rights if not owned by Grantor.

Subject to any flooding rights of Buck Creek that may occur.

\$53,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Bond Fee
 2. Mig. Fee
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 3.50

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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 for 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 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 22nd day of December, 19 88.

WITNESS

STATE OF ALA. SHELBY
 I CERTIFY THIS
 INSTRUMENT WAS FILED (Seal)

88 DEC 29 PM 12:36 (Seal)

(Seal)

Robert Luther Smitherman, Jr. (Seal)
Robert Luther Smitherman, Jr.
Frances Jeanette Smitherman (Seal)
Frances Jeanette Smitherman (Seal)

STATE OF ALABAMA JUDGE OF PROBATE
 SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Luther Smitherman, Jr. and wife, Frances Jeanette Smitherman 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 22nd day of December A.D., 19 88

1/25/90

Commission Expires

Notary Public