

This instrument was prepared by

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COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

C O R R E C T E D

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY THREE THOUSAND FOUR HUNDRED TWENTY FIVE & NO/10— (\$143,425.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANNEES herein, the receipt whereof is acknowledged, we, Benny Griffin Construction, Inc. (herein referred to as grantors), do grant, bargain, sell and convey unto James M. Brooks and wife, Dana D. Brooks (herein referred to as GRANNEES) 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 18, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$104,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANNEES' ADDRESS: 3024 Raven Circle, Hoover, Alabama 35244

THIS DEED IS BEING RE-RECORDED TO CORRECT THE NOTARY ACKNOWLEDGMENT.

TO HAVE AND TO HOLD to the said GRANNEES 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANNEES, 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 stated 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 GRANNEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of May, 1990.

1. Deed Tax ----- 3 2900
2. Mtg. Tax ----- 6 250
3. Recording Fee ----- 8 250
4. Indexing Fee ----- 8 200

102

45.50

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS FILED

90 JUN -5 AM 10:39

JUDGE OF PROBATE

(SEAL)

Benny Griffin
Benny Griffin Construction, Inc.

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Benny Griffin Construction, Inc. 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 30th day of May A.D. 1990

Richard J. Monk

Notary Public

My Commission Expires October 23, 1992

State of Alabama)
County of Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Benny Griffin whose name as President of the Benny Griffin Construction, 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 full authority, executed the same voluntarily for and as the act of said corporation.

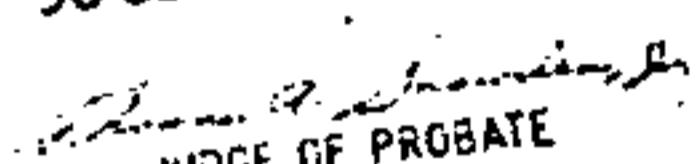
GIVEN UNDER MY HAND THIS THE 30th day of May, 1990.


Richard D. Monk
Notary Public

My Commission Expires: 10-23-93

BOOK 310 PAGE 154

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 SEP 18 AM 9:14


JUDGE OF PROBATE

1. Filing Fee	<u>NO TAX COLLECTED</u>
2. Court Tax	<u>0.00</u>
3. Recording Fee	<u>0.00</u>
4. Indexing Fee	<u>0.00</u>
5. Notary Tax	<u>0.00</u>
6. Certified Fee	<u>0.00</u>
Total	<u>0.00</u>