

This instrument was prepared by

MASON & FITZPATRICK, P.C.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

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 FOUR THOUSAND & NO/100— (\$54,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Melissa Nelson, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Jim C. Bratton and wife, Ophelia M. Bratton (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Beginning at the Southeast corner of Lot 8 in Block 1 of Nickerson's Survey on Helena Road as recorded in Map Book 3 page 116 in the Office of the Probate Judge and run North parallel with Pine Street 200 feet to a point of beginning; thence running in a Westerly direction across Lots No.'s 8 and 7, perpendicular to Pine Street 200 feet; thence running in a Northerly direction parallel with Pine Street 100 feet; thence running in an Easterly direction perpendicular to Pine Street 200; thence running in a Southerly direction parallel with Pine Street 100 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$53,768.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 136 8th Street S.W. Alabaster, Alabama 35007

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of December, 1990.

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

STATE OF ALABAMA  
SHELBY COUNTY  
GENERAL ACKNOWLEDGMENT

90 DEC 14 AM 11:43

Melissa Nelson (SEAL)  
Melissa Nelson

JUDGE OF PROBATE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT MELISSA NELSON, A SINGLE INDIVIDUAL 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, SHE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 7TH DAY OF DECEMBER A.,D. 1990.

1. Deed Tax ----- \$ 50  
2. Mtg. Tax ----- \$ 2.50  
3. Recording Fee ----- \$ 3.00  
4. Indexing Fee ----- \$ 1.00  
5. No. Tax Fee ----- \$ 1.00  
6. Certified Fee ----- \$ 1.00  
Total ----- \$ 7.00

RICHARD D. MINK  
MY COMMISSION EXPIRES  
10/21/93

Richard D. Mink  
Notary Public