

This instrument was prepared by

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

1257

CORPORATION 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 EIGHTY THREE THOUSAND NINE HUNDRED & NO/100— (\$83,900.00) DOLLARS to the undersigned grantor, Brantley Homes, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Daniel Otis Fitts and wife, Angela Michelle Fitts (herein referred to as GRANTEE) 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:

Lot 73, according to the Survey of Braelinn Village, Phase III, as recorded in Map Book 14 page 42 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$83,247.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2713 Braelinn Parkway Helena, Alabama 35080

TO HAVE AND TO HOLD to the said GRANTEE 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 GRANTEE, their heirs and assigns, that it 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 GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Bill Brantley, who is authorized to execute this conveyance, hereto set its signature and seal, this the 15th day of February, 1991.

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

91 FEB 20 AM 10:06

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

Brantley Homes, Inc.  
By: Bill Brantley  
Bill Brantley, President

1. Doc. Tax	\$4.00
2. Mfg. Tax	\$2.50
3. Recording Fee	\$3.00
4. Indexing Fee	\$1.00
5. Not. Tax Fee	\$1.00
6. Certified Fee	\$1.00
Total	\$13.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Bill Brantley whose name as the President of Brantley Homes, 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 with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of February, 1991

Judy A. Knight  
Notary Public 2-25-91