

This instrument was prepared by

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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 EIGHTY TWO THOUSAND FIVE HUNDRED & NO/100—
(\$82,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Jerry N. Bailey and
wife, Susan Bailey (herein referred to as grantors), do grant, bargain, sell and
convey unto Paul E. Brand and wife, Laura T. Brand (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 28, in Block 1, according to the Survey of Cahaba Valley Estates, First
Sector, as recorded in Map Book 5 page 84, 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.

\$82,405.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 912 Wilderness Circle Pelham, Alabama 35124

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, we have hereunto set our hands and seals, this 28th day of
March, 1991.

BOOK 337 PAGE 262
1. Deed Tax ——— \$ 50
2. Mtg. Tax ——— \$ 50
3. Recording Fee ——— \$ 50
4. Indexing Fee ——— \$ 50
5. No Tax Fee ——— \$ 1.00
6. Certified Fee ——— \$ 1.00
Total ——— \$ 7.00

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

91 APR -8 AM 9:05

Jerry N. Bailey (SEAL)
Jerry N. Bailey
Susan Bailey (SEAL)
Susan Bailey

STATE OF ALABAMA
SHELBY COUNTY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that Jerry N. Bailey and wife, Susan Bailey whose names 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 28th day of March A.D., 1991

Notary Public