

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Road, suite 100, Birmingham, Al. 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY TWO THOUSAND AND 00/100 DOLLARS (\$172,000.00)

to the undersigned grantor, B. G. WINFORD BUILDERS, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

L. SCOTT BROWN, and wife, TRACI F. BROWN

(herein referred to as GRANTEEES) 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 6, according to the Survey of Southpointe, Sixth Sector, Phase One, recorded in Map Book 14, page 85, in the Probate Office of Shelby County, Alabama

\$137,600.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

Subject to easements restrictions and rights of way of record.
Subject to 1991 taxes not yet due and payable.

BOOK 351 PAGE 148

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

91 JUL -2 AM 11:30

JUDGE OF PROBATE

| | |
|------------------|-------|
| 1. Deed Fee | 34.50 |
| 2. Reg Fee | |
| 3. Recording Fee | 2.50 |
| 4. Notary Fee | 3.00 |
| 5. No Tax Fee | |
| 6. Other Fees | 1.00 |
| Total | 41.00 |

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

IN WITNESS WHEREOF, the said GRANTOR, by its President, BRETT G. WINFORD
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of June 1991

ATTEST:

B. G. WINFORD BUILDERS, INC.
By Brett G. Winford President
BRETT G. WINFORD

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, J. DAN TAYLOR

State, hereby certify that
whose name as

BRETT G. WINFORD
President of

B. G. WINFORD BUILDERS, 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 28th day of June 1991

J. Dan Taylor
Notary Public