

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY SEVEN THOUSAND & NO/100---- (\$67,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Judy C. Beaton, a married woman (herein referred to as grantors), do grant, bargain, sell and convey unto Brett Douglas McBrayer and wife, Tracey Lee McBrayer (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, to-wit:

Lot 15, Block 1, according to the Survey of Wildewood Village, First Addition, as recorded in Map Book 8 page 38 in the Probate Office of Shelby County, Alabama.

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

\$63,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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GRANTEEES' ADDRESS: 3431 Wildewood Drive Pelham, Alabama 35124
THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF JUDY C. BEATON AS DEFINED BY THE CODE OF ALABAMA.
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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 27th day of February, 1992.

1. Deed Tax	\$3.50
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	\$10.00

Judy C. Beaton
Judy C. Beaton CERTIFY THIS
DOCUMENT WAS PREPARED

(SEAL)

92 MAR -9 AM 9:04

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment:

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Judy C. Beaton, a married woman 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 27th day of February A.D., 1992

Courtney H. Mason, Jr.
Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95