

Send Tax Notice To:

Randall E. Brooks  
1118 Elm Drive  
Alabaster, AL 35007  
PID# 13-8-27-4-002-124

**WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration  
of

**One Hundred Twenty-Three Thousand Five Hundred and 00/100'S \*\*\*  
(\$123,500.00)**

to the undersigned Grantor(s) , in hand paid by the Grantee(s)  
herein, the receipt whereof is acknowledged, I or we,

**Ronald D. Vines and Madeline S. Vines, husband and wife**  
(hereinafter referred to as Grantor, (whether one or more),  
does/do hereby grant, bargain, sell and convey unto

**Randall E. Brooks and Lisa A. Brooks**  
(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 124, according to A Map of Autumn Ridge, Second Sector, as  
recorded in Map Book 14, pages 16, 17 and 18, in the Probate  
Office of Shelby County, Alabama. Mineral and mining rights  
excepted.**

**\$117,300.00** of the purchase price recited above was paid  
from a mortgage loan closed simultaneously herewith.

Subject to ad valorem taxes for 1992 and subsequent  
years not yet due and payable.

Subject to covenants and restrictions, building lines,  
easements and rights of way of record.

Subject to mineral and mining rights of record and all  
rights and privileges incident thereto.


**TOGETHER WITH** all and singular, the rights and privileges,  
hereditaments, and appurtenances thereto belonging or in anywise  
appertaining.

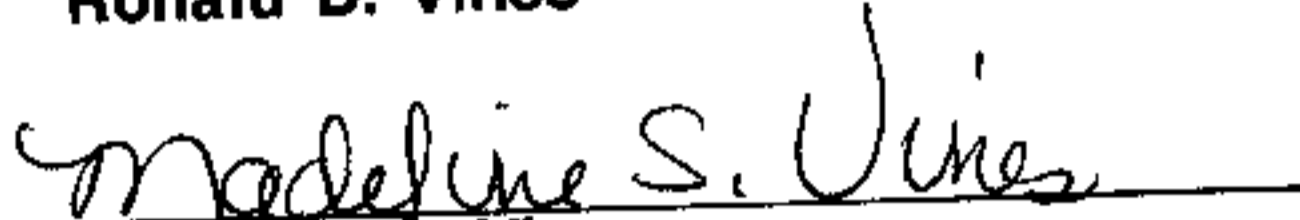
**TO HAVE AND TO HOLD**, To the said Grantees, for and during  
their joint lives and upon the death of either of them, then to  
the survivor of them in fee simple, and to the heirs and assigns  
of such survivor forever; it being the intention of the parties  
to this conveyance, that, unless the joint tenancy hereby  
created is severed or terminated during the joint lives of the  
GRANTEES herein, in the event one GRANTEE herein survives the  
other, the entire interest in fee simple in and to the property  
described hereinabove shall pass to the surviving GRANTEE, and  
if one does not survive the other, then the heirs  
and assigns of the GRANTEES herein shall take as tenants in  
common.

*Norton*

And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 30th day of June, 1992.


  
Ronald D. Vines

  
Madeline S. Vines

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronald D. Vines and Madeline S. Vines, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of June, 1992.

  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 09/21/94

(AFFIX SEAL)

C-92372

This instrument prepared by:  
W. Russell Beals, Jr., Attorney at Law  
**NORTON & BEALS, P.C.**  
Second Floor East  
Mountain Brook Center  
2700 Highway 280 South  
Birmingham, AL 35223

Inst # 1992-13609  
07/09/1992-13609  
02:47 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 15.50