

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

John E. Brex
350 Miller Circle
Pelham, AL 35124

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$270,000.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, SANDRA G. PICKARD and husband, LEWIS F. PICKARD, (herein referred to as Grantors) do grant, bargain, sell and convey unto JOHN E. BREX AND SANDRA E. BREX (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

PARCEL I:

Commence at the Southwest Corner of the SW 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama; thence run North along the West line of said 1/4 - 1/4 section 311.4 feet to a point on the South line of a Public Road, said point being the Point of beginning of the parcel herein described; thence reverse the last stated course and run South along said 1/4 - 1/4 section line for 311.4 feet; thence turn left 88° 52' and run East along the South line of said 1/4 - 1/4 section for 331.13 feet; thence turn left 91° 08' and run North for 296.77 feet to a point on the South line of a public road; thence turn left 87° 57' and run West along said road line for 246.85 feet to the beginning of a curve to the right, said curve having a radius of 390.0 feet and a central angle of 12° 33' 10"; thence run Northwesterly along the arc of said curve for 85.44 feet to the point of beginning.

PARCEL II:

Commence at the Southwest corner of the SW 1/4 of the NW 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama; thence run East along the South line of said 1/4 - 1/4 section for 331.13 feet to the point of beginning of the parcel herein described; thence continue East along said 1/4 - 1/4 section line for 309.97 feet; thence turn left 91° 08' and run North for 291.81 feet to a point on the South line of a public road; thence turn left 87° 57' and run West along said road line for 310.11 feet; thence turn left 92° 03' and run South for 296.77 feet to the point of beginning.

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

\$170,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, 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 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.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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 seal, this 31st day of July, 1992.

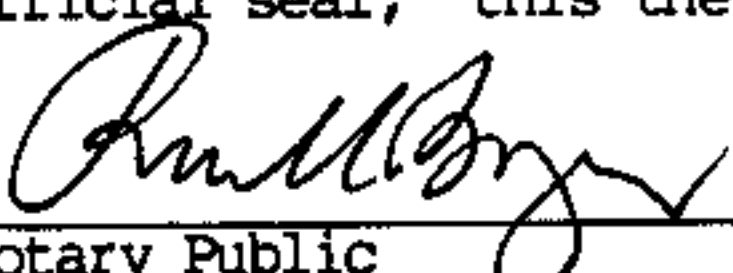

Sandra G. Pickard


Lewis F. Pickard

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SANDRA G. PICKARD and husband, LEWIS F. PICKARD 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 the 31st day of July, 1992.


Notary Public

My Commission Expires: 11/20/92
zbrex

Inst # 1992-15989

08/05/1992-15989
10:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE REC 189.00