

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205)833-1571
FAX 833-1577

Riverchase Office
(205)988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Associates, PC
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) James H. Brown
(Address) 5014 Mark Trail
Birmingham, Alabama 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, \$127,900.00

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED AND NO/100THS DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Curtis E. Burgdorf and wife, Connie J. Burgdorf

(herein referred to as grantors) do grant, bargain, sell and convey unto

James H. Brown and wife, Linda Brown

(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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 61, according to the Survey of Southern Pines, Third Sector, as recorded in Map Book 7, page 162, in the Probate Office of Shelby County, Alabama.

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

\$ 115,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1992-18111

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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 15th day of August, 19 92.

WITNESS

[Signature] (Seal)

____ (Seal)

____ (Seal)

[Signature] (Seal)

Connie J. Burgdorf (Seal)

____ (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Curtis E. Burgdorf, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of August A.D., 19 92

May 30, 1993

My Commission Expires:

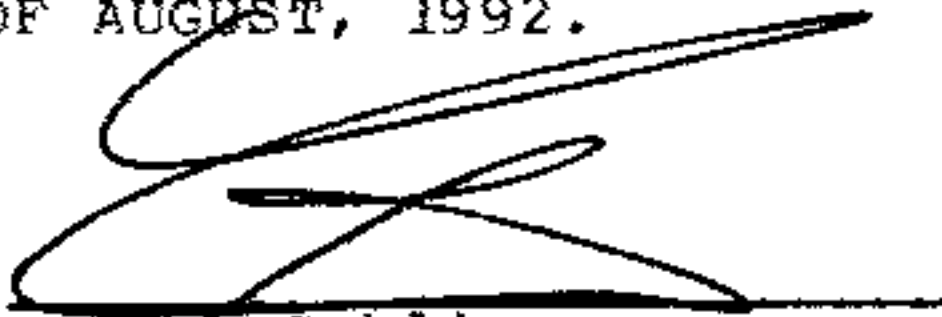
[Signature]
Notary Public

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Connie J. Burgdorf, 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 THIS 18th DAY OF AUGUST, 1992.

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-8-95


Notary Public

My Commission Expires: 3-5-95

Inst # 1992-18111

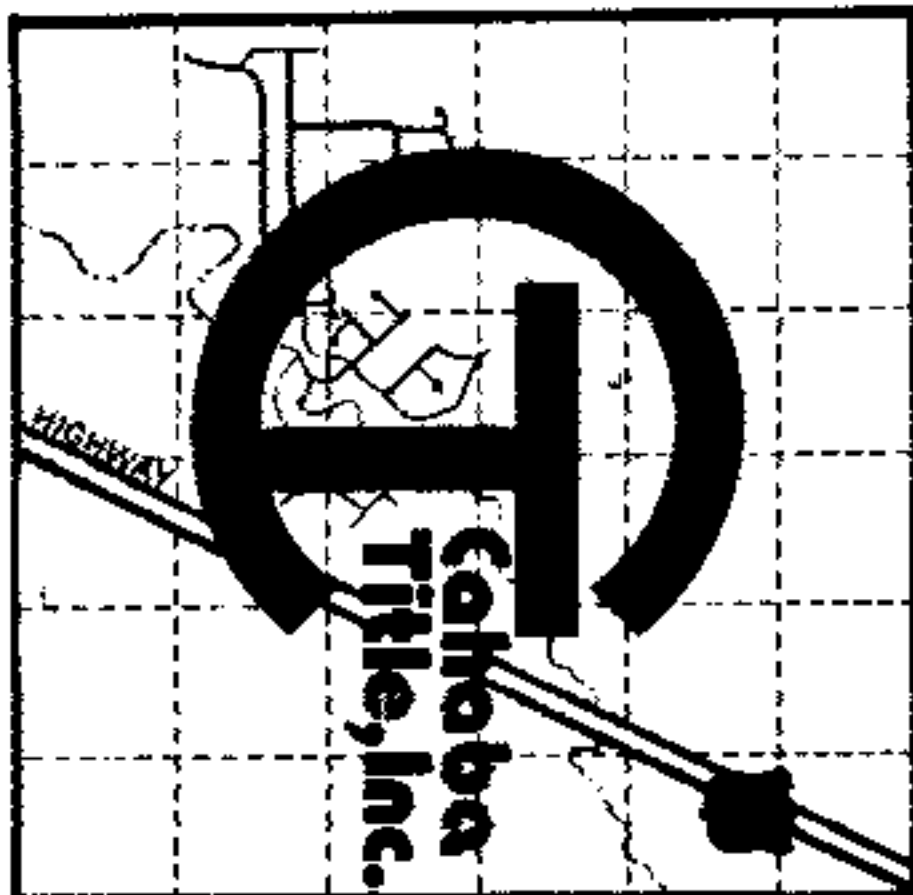
08/26/1992-18111
10:18 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCB 22.00

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Deed Tax \$ \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205)988-5600 FAX 988-5905

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

Phone (205)833-1571 FAX 833-1577