This instrument was prepared by

(Name) Larry L. Halcomb

(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To:
James W. Ross

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty two thousand five hundred & No/100 (22,500.00)

to the undersigned grantor, Brookhaven Properties III, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

James W. Ross & Deborah S. Ross

(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 38, according to the Amended Plat at Brookhaven, Sector 3, as recorded in Map Book 11, page 118, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to 35 foot building line as shown by recorded Map.

Subject to 30 foot Drainage Easement on northeast, as shown by recorded Map.

Subject to right of upstream and downstream riparian owners with respect to Acton Creek.

Subject to agreement with Alabama Power Company recorded in Real 140, page 738, in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Real 140, page 745 and Real 146, page 573, in the Probate Office of shelby County, Alabama.

Subject to right of way granted to Alabama Power Company by instrument recorded in Real 148, page 917, in the Probate Office of Shelby County, Alabama.

Inst # 1993-23116

08/05/1993-23116
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 31.00

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, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Albert F. Thomasson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of August 1993

ATTEST:

_____
Secretary

Brookhaven Properties III, Inc.
By Albert F. Thomasson
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb, a Notary Public in and for said County in said State, hereby certify that Albert F. Thomasson whose name as President of Brookhaven Properties III, 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 2nd day of August 1993

Larry L. Halcomb
Notary Public

FORM NO. LT004

My Commission Expires January 23, 1994