

Send Tax Notice To: Wayne C. Bradburn and  
Leslie H. Bradburn  
213 Lee's Cove  
Helena, Alabama 35080

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of NINETEEN THOUSAND FIVE HUNDRED AND 00/100 (\$ 19,500.00) DOLLARS, to the undersigned Grantor, FALLICO, 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 WAYNE C. BRADBURN AND WIFE, LESLIE H. BRADBURN, 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 12, according to the Map and Survey of Falliston, Sector 1, as recorded in Map Book 18, Page 66, in the Probate Office of Shelby County, Alabama

SUBJECT TO: 1. Taxes due in the year 1994, a lien, but not yet payable. 2. Restrictions, covenants, easements, rights-of-way and other matters of record in the Probate Office of Shelby County, Alabama. 3. Oil, gas and mineral and mining rights and all rights incident thereto including release of damages are not covered in any warranty herein made, but are conveyed to the extent owned, if owned. 4. All building lines, if any, shown by recorded map.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, 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 it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as stated hereinabove, 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, Robert L. Snider, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 8th day of June, 1994.

Fallico, Inc.

By Robert L. Snider  
Robert L. Snider, President


06/20/1994-19605  
01:10 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCD 12.00

Inst # 1994-19605

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Snider, whose name as President of Fallico, 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 8th day of June, 1994.

  
\_\_\_\_\_  
Notary Public  
8-29-94

This instrument was prepared by:  
John Burdette Bates, Attorney at Law  
#10 Office Park Circle, Suite 122  
Birmingham, Alabama 35223

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