

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1994-23642

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND ONE HUNDRED FIFTY & NO/100---- (\$97,150.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James S. L. Browning and wife, Donna Shipp Browning (herein referred to as grantors), do grant, bargain, sell and convey unto John R. Nicholls and wife, Marcia F. Nicholls (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

07/28/1994-23642
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCO 32.50

See Exhibit "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

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

\$76,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1402 Michael Drive Alabaster, Alabama 35007

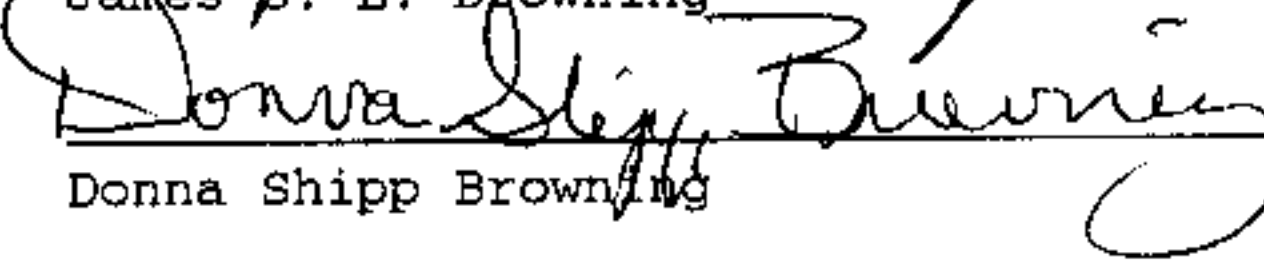
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 22nd day of July, 1994.


James S. L. Browning

(SEAL)


Donna Shipp Browning

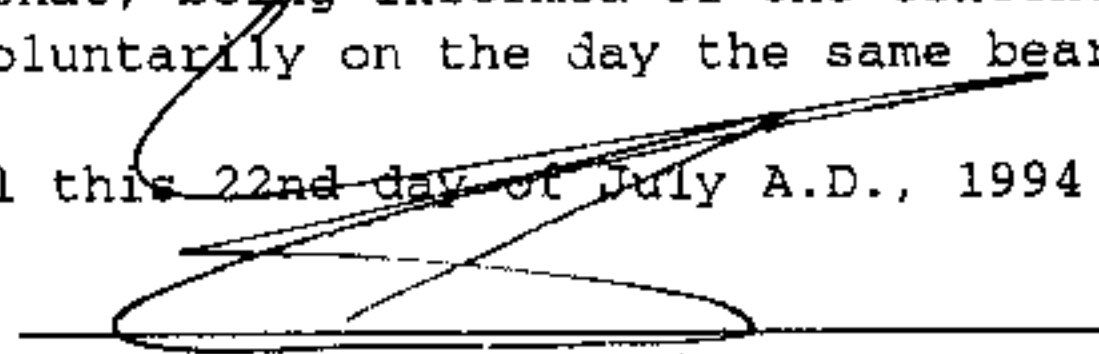
(SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that James S. L. Browning and wife, Donna Shipp Browning 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 22nd day of July A.D., 1994


COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public

EXHIBIT "A"

Lot 52, according to the Survey of Scottsdale, Third Addition, as recorded in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

LESS AND EXCEPT: the following is the legal description of a part of Lot 52, in the Residential Subdivision Scottsdale, Third Addition, situated in the SE 1/4 of Section 14, and the NE 1/4 of Section 23, all in Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly describes as follows:

Begin at the Southerly most point on Lot 52, said point being the P.C. of a curve on the westerly right of way of Michael Drive, thence in a Northerly direction along the west side of Lot 52, a distance of 100.00 feet; thence right 90 degrees 00 minutes 00 seconds in an easterly direction a distance of 15.42 feet to the Westerly right of way of Michael Drive, said point being on a curve to the left, said curve having a central angle of 18 degrees 45 minutes 27 seconds and a radius of 310.45 feet; thence right 108 degrees 08 minutes 37 seconds to the tangent of said curve and along the arc of said curve and said right of way in a Southerly direction a distance of 101.64 feet to the point of beginning; being situated in Shelby County, Alabama.

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