

This instrument was prepared by

Send Tax Notice To: Steve Brown

(Name) Larry L. Halcomb

name

5368 Riverbend Trail

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Birmingham, AL 35244

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

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$160,900.00)

to the undersigned grantor, Boroughs Corporation

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Steve Brown and wife, Brenda Lester

(herein referred to as GRANTEEES) 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, AL to-wit:

Lot 30, according to the Survey of Sandpiper Trail Subdivision Sector II as recorded in Map Book 12 pages 44, 45, 46 and 47 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1995.

Subject to restrictions, easements, and 35 foot building line of record.

\$ 120,650.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-32767

11/02/1994-32767
02:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 49.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy A. Boroughs who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of October 1994
Boroughs Corporation

ATTEST:

By Roy A. Boroughs President
Roy A. Boroughs 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 Roy A. Boroughs whose name as President of Boroughs Corporation 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 28th day of October 1994

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998