

This instrument was prepared by

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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY NINE THOUSAND NINE HUNDRED & NO/100----
(\$79,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, I., John D. Brasher d/b/a
Brasher Construction Company (herein referred to as grantors), do grant,
bargain, sell and convey unto Chandler N. Hallmark and wife, Lavinia C. Hallmark
(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:

Lot 33, according to the Amended Map of The Meadows, Plat I, as recorded in
Map Book 19 page 10 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

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

\$75,900.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 113 Wild Flower Trail Alabaster, Alabama 35007

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF JOHN D. BRASHER DBA BRASHER
CONSTRUCTION COMPANY AS DEFINED BY THE CODE OF ALABAMA.

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 10th day of
February, 1995.

JOHN D. BRASHER DBA BRASHER CONSTRUCTION
COMPANY

BY: 

JOHN D. BRASHER

(SEAL)

02/14/1995-03991
11:08 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 HEL 12.50

(SEAL)

General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that John D. Brasher d/b/a Brasher Construction Company 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 10th day of February A.D., 1995

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

Notary Public

Inst # 1995-03991