

This instrument was prepared by

(Name) S. W. Smyer, Jr.

(Address) 2118 First Avenue North, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Three Thousand & Five Hundred Dollars (\$23,500.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert P. Parker, a married man and S. W. Smyer, Jr., a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jeff K. Branum and wife Deanna L. McCombs

(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 County, Alabama to-wit:

Lot 59, COUNTRYSIDE AT CHELSEA, THIRD SECTOR, according to the map recorded in Map Book 12, Pg. 84, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1995 and subsequent years.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

Building setback line of 35 feet reserved from Timber Trail as shown by plat.

Restrictions, covenants and conditions as set out in instrument(2) recorded in Real 201, Pg. 463, and Map Book 12, Pg. 84 in Probate Office.

Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 15, Pg. 899, in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 199, Pg. 767, and covenants pertaining thereto recorded in Real 202, Pg. 681, in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 13, Pg. 1 and Deed Book 24, Pg. 31 in Probate Office.

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 the 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 noted 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.

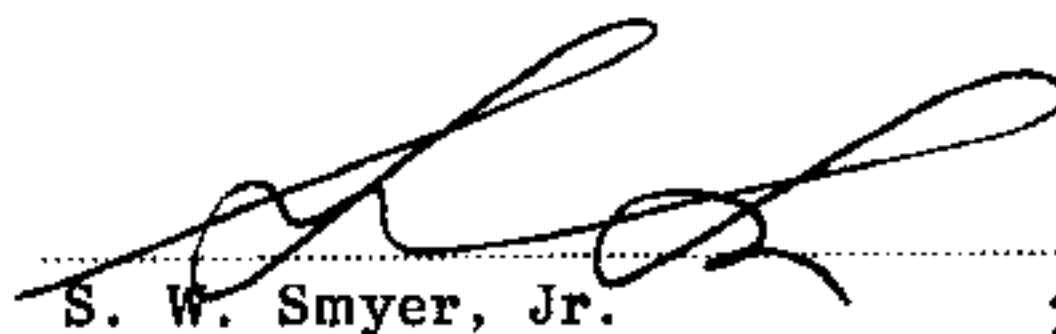
IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 17th day of August, 1995.

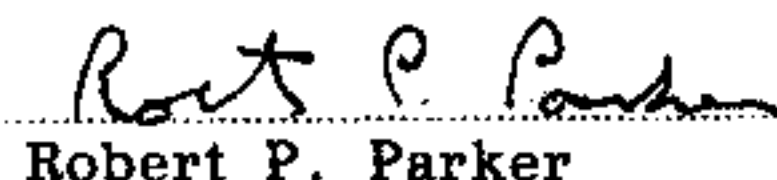
WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)


S. W. Smyer, Jr.


Robert P. Parker

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert P. Parker and S. W. Smyer, Jr. whose name (s) 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 17th day of August A. D., 1995.

MY COMMISSION EXPIRES OCTOBER 11, 1996



Notary Public.

Inst # 1995-24151

09/01/1995-24151
09:05 AM CERTIFIED
SEAL OF PROBATE
SHELBY COUNTY JUDGE OF PROBATE
001 103