

Send Tax Notice To:

George C. Cole and wife,
Christy N. Cole
2817 Altadena South Way
Birmingham, Alabama 35244

This instrument was prepared by:
James W. Fuhrmeister
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Inst # 1995-35441

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Seventeen Thousand Five Hundred Dollars and 00/100 (\$117,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **A. Gregg Brown and wife, Ivey I. Brown**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **George C. Cole and wife, Christy N. Cole**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 14, in Block 1, according to the Amended Map of Awtrey & Scott Addition to Altadena South, as recorded in Map Book 5, Page 123, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1996 and subsequent years.
2. 25 foot building line as shown on recorded map.
3. 5 foot easement on South side of lot and 7.5 foot easement on east side of lot as shown on recorded map.
4. Riparian rights as to Acton Creek under applicable State and/or Federal law.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
6. Restrictions appearing of record in Misc. Volume 3, Page 468 and Misc. Volume 3, Page 873.
7. Right-of-Way granted to Alabama Power Company recorded in Volume 279, Page 57.
8. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$117,325.00 of the above recited consideration was paid from the proceeds of a mortgage loan executed simultaneously herewith.


12/11/1995-35441
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 (I) have hereunto set our hand(s) and seal, this 1st day of December, 1995.


Grantor - A. Gregg Brown

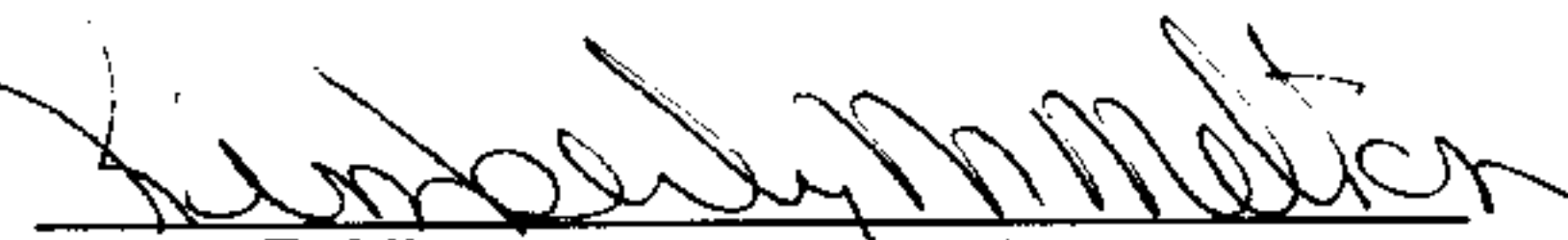

Grantor - Ivey I. Brown

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that A. Gregg Brown and wife, Ivey I. Brown, 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 date the same bears date.

Given under my hand and official seal, this the 1st day of December, 1995.


Notary Public
My commission expires: 2-1-99

Inst # 1995-35441

12/11/1995-35441
10:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.50