

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1996-00061
01/03/1996-00061
10:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY NINE THOUSAND NINE HUNDRED & NO/100----
(\$89,900.00) 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 James S. Edwards and wife, Beverly W. Edwards
(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, Alabama, to-wit:

Lot 35, according to the Survey of The Meadows, Plat 2, as recorded in Map
Book 20 page 17 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.

\$80,900.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 226 Jasmine Drive 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 28th day of
December, 1995.

JOHN D. BRASHER DBA BRASHER CONSTRUCTION COMPANY
BY: John D. Brasher (SEAL)
JOHN D. BRASHER

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby
certify that John D. Brasher d/b/a and 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 28th day of December A.D., 1995

CC
MY COMMISSION EXPIRES
3/5/99

Notary Public