

Send Tax Notice To:

Robert J. Brock
5020 Longleaf Lane
Birmingham, Alabama 35242
PID# 10-6-14-0-005-041

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Two Hundred Nine Thousand and 00/100 (\$209,000.00)
to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Nancy Kimmons DeShazo, an unmarried person

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Robert J. Brock and Gerry S. Brock

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
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 41, according to the Amended Map of Hickory Ridge
Subdivision, as recorded in Map Book 11, Page 79, in the Probate
Office of Shelby County, Alabama.**

LESS AND EXCEPT the following described parcel of land:

**Begin at the Northeast corner of Lot 40 and the Northwest corner
of said Lot 41 an of Amended Map of Hickory Ridge as recorded
in Map Book 11, Page 79, in the Office of the Judge of Probate of
Shelby County, Alabama, said point being on the Southerly right
of way of Stoney Brook Circle; thence run Southerly along the
West line of said Lot 41 a distance of 148.29 feet; thence deflect
left 176 Degrees 20 Minutes 08 Seconds and run Northwesterly a
distance of 149.43 feet; thence to a point on the Southerly right of
way of Stoney Brook Circle, said point being on a clockwise
curve having a delta angle of 10 Degrees 00 Minutes and a
radius of 55.0 feet; thence turn left 103 Degrees 39 Minutes 52
Seconds to tangent and run along the arc of said curve 9.60 feet
to the Point of Beginning.**

\$ 125800 of the above recited consideration was paid from the proceeds of a
mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1996 and subsequent years not yet due
and payable.

Subject to covenants and restrictions, building lines, easements and rights of
way of record.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

**Nancy Kimmons DeShazo is the surviving Grantee of that certain Deed
recorded in/as Real Book 391, Page 573 in the Probate Office of Shelby
County, Alabama, the other Grantee, Lehman A. DeShazo, having died on or
about March 26, 1994.**

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor forever; it being the intention of the parties to this
conveyance, that, unless the joint tenancy hereby created is severed or terminated during the
joint lives of the GRANTEES herein, in the event one GRANTEE herein survives the other,
the entire interest in fee simple in and to the property described hereinabove 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.

Inst # 1996-00430

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01/05/1996-00430
10:10 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

JUDG. MCT

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And said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and his/her/their heirs, executors and assigns shall, warrant and defend the same to the said Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 3rd day of January, 1996.


Nancy Kimmons DeShazo

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nancy Kimmons DeShazo, an unmarried person** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of January, 1996.


NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/98

(AFFIX SEAL)

OUR FILE NO.: 95135RB

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 125
Birmingham, AL 35242

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