

Important: Read Instructions on Back Before Filling out Form.

Inst # 1996-15164
05/08/1996-15164
03:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.30

5A. Enter Code(s) From Back of Form That Best Describes The Collateral Covered By This Filing:

500

600

Cross Index in Real Estate Records

This form furnished by: Cahaba Title, Inc.

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(205) 988-3400
FAX 988-3905

This instrument was prepared by:
(Name) Holliman, Shockey & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Equal Tax Notice to:
(Name) NANETTE A. LUCE & MICHAEL D. LUCE
(Address) 416 Meadow Lark Place
Albaster, AL 35007

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-Four Thousand and no/100----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we,
DONNA JO BROOKER and husband, TOMMY BROOKER
(herein referred to as grantors), do grant, bargain, sell and convey unto
NANETTE A. LUCE and husband, MICHAEL D. LUCE
(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY County, Alabama, to-wit:

Lot 8, Block 1, according to the Survey of Williams, as recorded in Map
Book 7 page 191 in the Probate Office of Shelby County, Alabama, being
situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1995 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.

\$ 84,000.00 of the purchase price is being paid by the
proceeds of a first mortgage loan executed and recorded
simultaneously herewith.

DONNA JO BROOKER IS ONE AND THE SAME PERSON AS DONNA JO BRUNEL.

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07/31/1995-20346
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JULY 31 1995

TO HAVE AND TO HOLD, unto the said GRANTEE 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 joint
lives of the grantors herein) in the event one grantor herein survives the other, the entire interest in fee simple shall pass to the surviving grantor,
and, if one does not survive the other, then the heirs and assigns of the grantors herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, their heirs
and assigns, that I (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 good right in 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 GRANTEE, 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 25th
day of July, 1995.

WITNESS

(Seal)

(Seal)

(Seal)

Donna Jo Brooker (Seal)
DONNA JO BROOKER
Tommy Brooker (Seal)
TOMMY BROOKER

STATE OF ALABAMA

SHELBY County } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby
certify that DONNA JO BROOKER and husband, TOMMY BROOKER, whose names are signed in 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 25th day of July, A.D. 1995.
My Commission Expires: 8-29-99

Notary Public

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