

This Instrument Was Prepared By:
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Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

Inst # 1996-39771

STATE OF ALABAMA WARRANTY DEED, JOINTLY FOR
 LIFE WITH REMAINDER TO
COUNTY OF SHELBY SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of ONE HUNDRED THIRTY FIVE THOUSAND DOLLARS AND 00 CENTS (US\$135,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Yvette L. Trussell d/b/a Yvette L. Trussell Company, Inc., (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto James R. Brown III and wife, Cynthia Brown, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 36, according to Survey of Spring Gate Estates, Phase Two, as recorded in Map Book 20, Page 120 in the Office of the Judge of Probate of Shelby County, Alabama.

Note: \$121,500.00 of the above purchase price is in the form of a Mortgage in favor of Wickes Mortgage Lending, Inc., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 said GRANTOR does for herself, her successors and assigns covenants with the said GRANTEES, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs and assigns 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, I has hereunto set my hand and seal on this the 22nd day of November, 1996.


Yvette L. Trussell d/b/a Yvette L. Trussell
Construction Company

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a notary public in and for said county in said state, hereby certify that Yvette L. Trussell d/b/a Yvette L. Trussell 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of November, 1996.


Onnie D. Dickerson, III
Notary Public

My Commission Expires: 4/23/00

12/04/1996-39771
09:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 22.00