

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

SEND TAX NOTICE TO:
Cyrus B. Brown
6154 Rushing Parc Lane
Hoover, AL 35244

**CORPORATION FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty-Nine Thousand Nine Hundred and no/100 (\$269,900.00) Dollars to the undersigned Grantor

JOE PIERCE CONSTRUCTION, INC.

a corporation (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

CYRUS B. BROWN AND MARTHA M. BROWN

(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 11, according to the Survey of Rushing Parc Sector One, as recorded in Map Book 19, Page 20, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights-of-way of record.

\$177,900.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

By Grantees acceptance of this deed, Grantees hereby covenant and agree for themselves and their successors, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property or to any buildings, improvements or structures now or hereafter located upon the property or on account of injuries to any owner, occupant, or other person in or upon the property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown, (including, without limitations, sinkholes, underground mines, and limestone formations) under or on the property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the property. For purpose of this paragraph the terms Grantor shall mean and refer to (i) the partners, agents, and employees of Grantor; (ii) the officers, directors, employees and agents of Grantor, and partners thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantors interest in the property. This covenant and agreement shall run with the land conveyed hereby as against Grantees, and all persons, firms, trusts, partnerships, and limited partnerships, corporations, or other entities holding under or through the Grantees.


SIGNATURE OF GRANTEE
CYRUS B. BROWN


SIGNATURE OF GRANTEE
MARTHA M. BROWN

12/16/1996-41199
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 103.00

Inst # 1996-41199

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 13th day of December, 1996.

By: Joe D. Parn
Its President

JEFFERSON COUNTY)

Given under my hand and official seal this 13th day of December, 1996.

My Commission Expires: 2/23/2000

12/16/1996-41199
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 103.00