

This instrument was prepared by

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

Inst # 1997-09726

03/31/1997-09726
10:07 AM CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 18.50

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SIX THOUSAND NINE HUNDRED & NO/100----
(\$96,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, John D. Brasher d/b/a
Brasher Construction (herein referred to as grantors), do grant, bargain, sell and
convey unto Wade Thomas Brooks and wife, Natalie C. Brooks (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 5, according to the Survey of Spring Gate, Sector One, Phase Three, as
recorded in Map Book 20 page 82 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.

\$87,200.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 1161 King Arthur Court, Alabaster, Alabama 35007.

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, I have hereunto set my hand and seal, this 28th day of March,
1997.

John D. Brasher d/b/a Brasher Construction
By: John D. Brasher (SEAL)
John D. Brasher

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 Brasher Construction 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 March A.D., 1997

Notary Public