

This instrument was prepared by

(Name).....B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address).....PELHAM, AL 35124
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED NINETY AND NO/100 DOLLARS (\$128,990.00)
to the undersigned grantor, GIBSON & ANDERSON CONSTRUCTION, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

KEITH R. BROWN and wife, DAPHNE W. BROWN

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor to them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 4, according to the Survey of Cahaba Beach Townhomes,
as recorded in Map Book 22, Page 31, in the Probate Office
of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$122,540.50 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1997-35091

10/28/1997-35091
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 15.00

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Edward T. Anderson
who is authorized to execute this conveyance, hereto set its signature and seal, this the 24th day of October 19 97.

ATTEST:

GIBSON & ANDERSON CONSTRUCTION, INC.

By _____
Edward T. Anderson President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Edward T. Anderson
whose name as President of GIBSON & ANDERSON CONSTRUCTION, INC.
a corporation, 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, as such officer and with full authority, executed the same voluntary for and as the act of said corporation.

Given under my hand and official seal, this the 24th day of October 19 97.

Edward T. Anderson

Notary Public