

This Instrument Was Prepared By:
DICKERSON & MORSE, P.C.
Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

Please Send Tax Notice to:
Aaron F. Pettis
921 Frontier Drive
Pelham, AL 35124

Inst # 1998-16525

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **ONE HUNDRED ONE THOUSAND NINE HUNDRED Dollars and 00 Cents (US\$ 101,900.00)** to the undersigned in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Clayton D. Brammer, and wife Charlotte D. Brammer**, (hereinafter referred to as GRANTORS), hereby grant, bargain, sell and convey unto **Aaron F. Pettis, and wife Kellie L. Pettis**, (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 11, Block 1, according to the Survey of Cahaba Valley Estates, Second Sector, as recorded in Map Book 5 page 93 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Note: \$99,489.00 in favor of MortgageAmerica, 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 tenaments, 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 for, successors and assigns covenant with the said GRANTEES, their heirs and assigns, that 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 a good right to sell and convey the same as aforesaid; that will and 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, we hereunto set our hands and seals on this the 4th day of

April May, 1998.

Clayton D. Brammer
Clayton D. Brammer

Charlotte D. Brammer
Charlotte D. Brammer

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Clayton D. Brammer, and wife Charlotte D. Brammer**, whose name are signed to 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 the 4th day of April May, 1998.

Q. D. D. Dickerson, III
Inst Notary Public

My commission expires: 04/23/00

05/06/1998-16525
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.00