

This Instrument Prepared By:
Ferris S. Ritchey, III
1910 28th Avenue South
Birmingham, Alabama 35209

Send Tax Notice to:
Samuel E. Pool
1 South Forty Road
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fourteen Thousand and no/100 (\$114,000.00) Dollars, and other good and valuable considerations, to the undersigned, **BENNIE E. BRASHER** and wife, **LISA B. BRASHER**, (herein referred to as GRANTORS), in hand paid by **SAMUEL E. POOL**, a single man, and **CAROLYN M. RITCHEY**, a single woman, (herein referred to as GRANTEES), the receipt whereof is hereby acknowledged, GRANTORS do hereby grant, bargain, sell and convey 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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama:

Lot 1, according to the Survey of South Forty, as recorded in Map Book 11, Page 102, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. General and special taxes or assessments for 1999, and subsequent years not yet due and payable.
2. Restrictions appearing of record in Real Volume 181, Page 882, and as shown on recorded map.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 121; Deed Book 129, Page 40, Real Volume 167, Page 313, and corrected in Real Volume 181, Page 606.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 76, Page 81, and Deed Book 324, Page 391.
5. Notice that the recorded subdivision map as recorded in Map Book 11, Page 102, contains on the face of same a statement pertaining to natural lime sink holes. No liability is assumed hereunder for same.
6. A 30 foot building line from South Forty Road, and a 10 foot easement along southerly and easterly lot lines, as shown on recorded map.

(\$114,000.00 OF THE CONSIDERATION SET OUT ABOVE IS EVIDENCED BY A MORTGAGE FILED SIMULTANEOUSLY HERewith.)

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, executors, administrators and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20th day of May, 1999.

Inst # 1999-21737


BENNIE E. BRASHER


LISA B. BRASHER


05/24/1999-21737
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 12.00

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BENNIE E. BRASHER and wife, LISA B. BRASHER, whose names 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 20th day of May, 1999.


Notary Public
My Commission Expires: 12/21/02

Inst # 1999-21737

05/24/1999-21737
03:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HHS 12.00