

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 N. 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:
Nell A. Pugh
124 South Lake Ln
Brentwood 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

\$10,000.00

That in consideration of -One Thousand and 00/100-----(\$1,000.00)-DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt is acknowledged, we,

Robert E. Bruce and wife, June T. Bruce

(herein referred to as grantors) do grant, bargain, sell and convey unto Robert E. Bruce and June T. Bruce with a life estate reserved in Nell A. Pugh

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 30, in Block 3, according to the Survey of Southlake Crest, 1st Sector, as recorded in Map Book 17, Page 74, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current year.

There is a life estate specifically reserved in Nell A. Pugh.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship their heirs and assigns, forever; it being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein in the survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 noted 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/we have hereunto set my/our hand(s) and seal(s) this 20 day of November, 2003.

Robert E. Bruce (Seal)
Robert E. Bruce
June T. Bruce (Seal)
June T. Bruce

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert E. Bruce and wife, June T. Bruce whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of November, 2003.


NOTARY PUBLIC