

John R. Holliman Pelham Pkwy Pelham,

DEED JOINTLY REMAINDER TO WITH SURVIVOR

Sales price: \$190,500.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is acknowledged, William M. Browning, Jr., married not homestead and Lynn Browning, a single person, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Wesley Hodgins and Emily Hodgins, husband and wife, (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 27 according to the Survey of Valley Station Second Sector as recorded in Map Book 7, Page 48, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Send Tax Notice to:

Wesley Hodgins

elham, Alabama 35/24

\$157400 & 28550 was paid from a first mortgage recorded herewith.

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 GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises,

> Shelby County, AL 09/01/2005 State of Alabama

Deed Tax: \$10.00

20050901000452270 2/2 \$24.00 Shelby Cnty Judge of Probate, AL 09/01/2005 10:53:31AM FILED/CERT

that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their 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.

William M. Browning, Jr.

Lynn Browning

STATE OF FORCE A.
COUNTY OF WISS

I, the undersigned, a notary public in and for said county in said state, hereby certify that William M. Browning, Jr., married not homestead, whose name is 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 234 day of

<u>Lug.</u>, 2005.

JOYCE A. BLUDSAW

MY COMMISSION # DD 099627

EXPIRES: March 12, 2008

Bonded Thru Notary Public Underwriters

STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lynn Browning, a single person, 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the day of

Notary Public

7 mg, 2005.

JAMES A. HOLLIMAN

NOTARY PUBLIC STATE OF ALABAMA AT LARGE

MY COMMISSION EXPIRES: MARCH 12, 2009