

This instrument was prepared by

Send Tax Notice To: Jimmy D. Brown

(Name) DAVID F. OVSON, LLC

name 111 Cahaba River Parc  
100 Waterloo Bend  
address

(Address) 1130 South 22nd Street, Birmingham, Alabama 35205

Birmingham, AL 35243

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,



20100901000282360 1/1 \$102.00  
Shelby Cnty Judge of Probate, AL  
09/01/2010 01:27:49 PM FILED/CERT

That in consideration of NINETY THOUSAND AND NO/100-----

-----DOLLARS (\$90,000.00)

to the undersigned grantor, JMB Makers LLC

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Jimmy D. Brown and Nancy C. Brown a corporation,

(herein 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 Shelby County, AL to-wit:

Lot 1, according to the Survey of Lake Wellington Estates, as recorded in Map Book 38, Page 90, in the Office of the Judge of Probate of Shelby County, Alabama.

SOURCE OF TITLE: Instrument #20080102000001280.

SUBJECT TO:

1. Ad valorem taxes for the year 2010, which are a lien, but not yet due and payable until October 1, 2010.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

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 Managing Member, Steve Jager who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of August 2010

JMB Makers LLC

ATTEST:

Deed Tax : \$90.00

By Steve Jager, Managing Member

STATE OF Alabama  
COUNTY OF Jefferson }

I, David F. Ovson a Notary Public in and for said County in said State, hereby certify that Steve Jager whose name as Managing Member of JMB Makers LLC 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 voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 26th day of August 2010

David F. Ovson

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 27, 2012  
BONDED THRU NOTARY PUBLIC UNDERWRITERS