

Prepared by:
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1957 Hoover Court, Suite 306
Birmingham, AL 35226

Send Tax Notice to:
Wilbert A. Abrams and Shannon H. Abrams
3564 Chippenham Drive
Birmingham, AL 35226

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SEVENTY-SIX THOUSAND AND NO/100 DOLLARS (\$376,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **RONALD ERIC LINDQUIST and NANCY SLUSHER LINDQUIST, husband and wife** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **WILBERT A. ABRAMS and SHANNON H. ABRAMS** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 30, according to the Survey of Brook Highland, 1st Sector, as recorded in Map Book 12, page 62 A & B, in the Probate Office of Shelby County, Alabama.

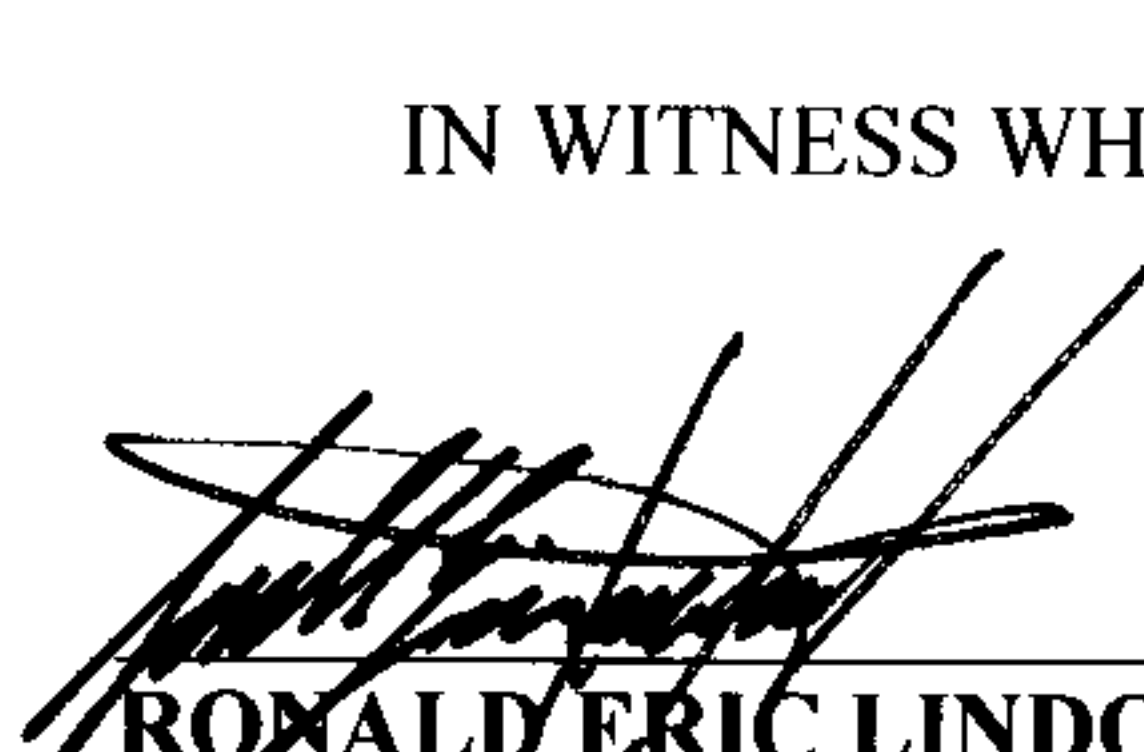
\$357,200.00 of the above-recited purchase price was paid with a purchase money first mortgage recorded simultaneously herewith.

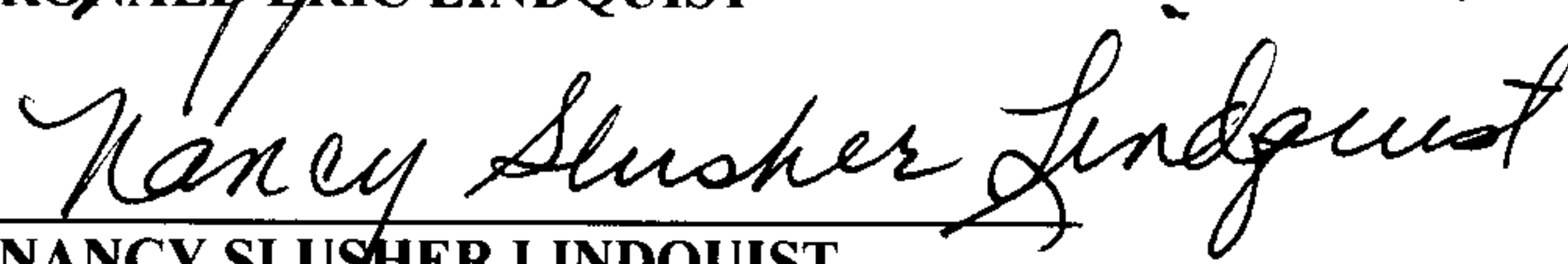
Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions, Exceptions, Easements, Rights-of-Way, and/or Covenants pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 6th day of January, 2011.



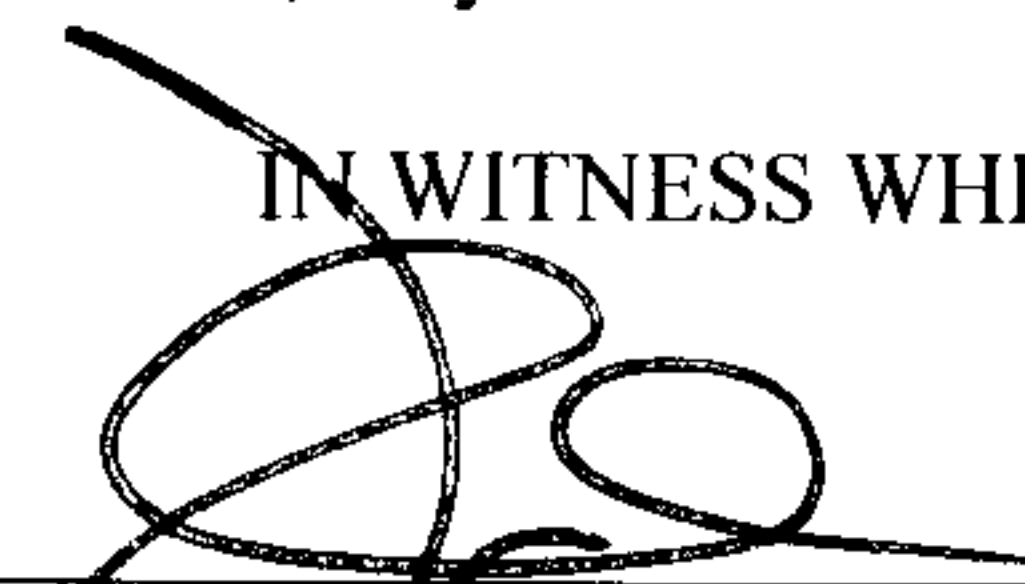
RONALD ERIC LINDQUIST


NANCY SLUSHER LINDQUIST

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **RONALD ERIC LINDQUIST and NANCY SLUSHER LINDQUIST**, husband and wife, 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 instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of January , 2011.



NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 15, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS


20110120000021230 1/1 \$31.00
Shelby Cnty Judge of Probate, AL
01/20/2011 12:46:10 PM FILED/CERT

MALCOLM S. MCLEOD
Notary Public
STATE OF ALABAMA

Shelby County, AL 01/20/2011
State of Alabama
Deed Tax: \$19.00