

This deed prepared by:

Sparks Law Firm, LLC
2635 Valleydale Road, Suite 200
Birmingham, AL 35244
Direct: 205-215-8433

Grantees Address:

Phillip A. Brown and Wanda H. Brown
2037 Lakemoore Drive
Birmingham, AL 35244

**STATE OF ALABAMA
COUNTY OF SHELBY**

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**WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TWO HUNDRED SEVENTY THOUSAND and No/100ths (\$270,000.00) Dollars, and other good and valuable consideration paid to the undersigned **BOBBIE L. GILLEY, a widow and survivor of that certain warranty deed with joint right of survivorship held with Gladys M. Griffin, (Gladys M. Griffin having died on DECEMBER 13, 1999)**, (herein referred to as "Grantor"), in hand paid by **PHILLIP A. BROWN and WANDA H. BROWN, husband and wife**, (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents grant, bargain, sell and convey unto the said Grantees, 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, all the Grantor's interest in the following-described real estate situated in, **SHELBY COUNTY, ALABAMA**, to-wit:

Lot 37, according to the Survey of Third Addition to Riverchase Country Club, as recorded in Map Book 7, Page 53, in the Probate Office of Shelby County, Alabama.

Subject to

1. Easements, encroachments, building set back lines, right-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under subject property.
3. Building line(s) as shown by recorded map
4. Easements(s) as shown by recorded map.
5. Right of Way granted to Alabama Power Company by instrument recorded in Deed Volume 312, Page 606, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company recorded in Misc. Book 25, Page 614, in the Probate Office of Shelby County, Alabama.
7. Restrictions appearing of record in Deed Volume 353, Page 45, Misc. Book 25, Page 621, Misc. Book 14, Page 536; Misc. Book 17, Page 550, and Misc. Book 34, Page 549, in the Probate Office of Shelby County, Alabama, but omitting any

covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

8. Mineral and mining rights and rights incident thereto recorded in Deed Volume 127, Page 140, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to Grantees' heirs and assigns of such survivor forever.

GRANTOR does for Grantor's and Grantor's heirs and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seal on this 17 day of May, 2011.



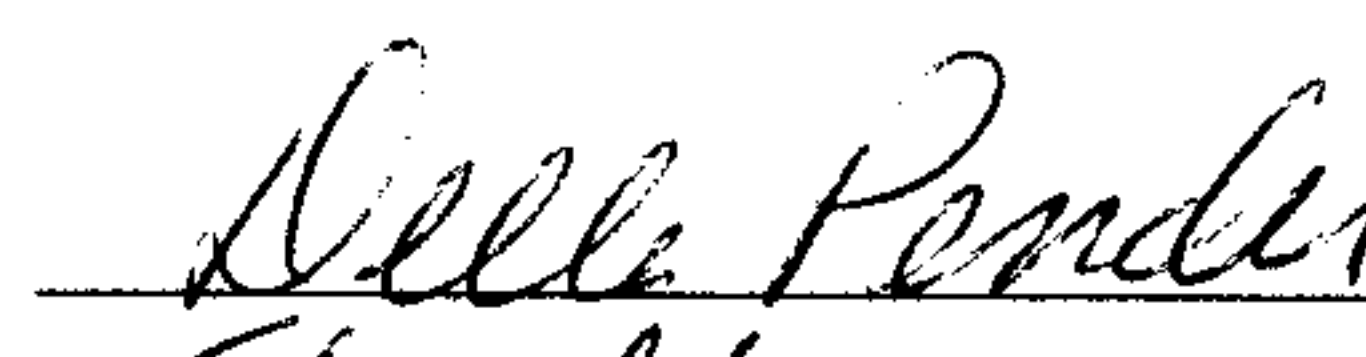
Bobbie L. Gilley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, hereby certify that Bobbie L. Gilley, whose name is signed to the foregoing instrument or conveyance, and who is known to me, and with full authority, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand this the 17 day of May, 2011.

(SEAL)


_____, Notary Public
My commission expires: 8/21/2014