

(Name) Michael B. Marsh
5271 Harvest Ridge Lane
 (Address) Birmingham, AL 35243

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
2100 - 16th Avenue, South
 (Address) Birmingham, AL 35205

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS-----(\$115,000.00)

to the undersigned grantor, L & M Homes, Inc.

(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

Michael B. Marsh and wife, Carol W. Marsh

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

Lot 27, according to the Survey of Meadow Brook,
 Eleventh Sector, as recorded in Map Book 9, Page
 6 A & B, in the Office of the Judge of Probate
 of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$89,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES 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 event one grantee herein 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 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, unless otherwise noted above, 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 President, Leo Miskelly
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May 19 85.

WITNESSES:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT IS FILED

L & M Homes, Inc.

By Leo Miskelly
PresidentSTATE OF ALABAMA
COUNTY OF JEFFERSON

1985 JUN -4 PM 12:50

JUDGE OF PROBATE

I, the undersigned
 State, hereby certify that Leo Miskelly

whose name as President of L & M Homes, Inc.

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 31st

day of

May

19 85.

Notary Public