

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

1658

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY THOUSAND & 00/100---- (\$170,000.00) DOLLARS to the undersigned grantor, William J. Acton Constr. Inc. a corporation, (herein referred to as the 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 C. Raymond Hays and wife, Frank M. Hays (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 46, according to the survey of Meadow Brook, 17th Sector, as recorded in Map Book 9, page 158 A & B in the Probate Office of Shelby County, Alabama.

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

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3100 BROOKHILL DRIVE BIRMINGHAM, ALABAMA 35243

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 it 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 President, William J. Acton, who is authorized to execute this conveyance, hereto set its signature and seal, this the 18th day of July, 1986.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JUL 22 AM 10:21

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

1. Deed Tax \$ 20.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 23.50

William J. Acton Constr. Inc.

By: William J. Acton
William J. Acton, President

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that William J. Acton whose name as the President of William J. Acton Constr. 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 18th day of July, 1986

COURTNEY H. MASON, JR.
Notary Public