

SEND TAX NOTICE TO:

(Name) Leslie Greg Bates
Carla D. Bacon
 (Address) 1329 Willow Creek Place
Alabaster, AL 35007

This instrument was prepared by

(Name) James A. Holliman(Address) 1610 Fourth Avenue North, Bessemer, AL 35020

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty One Thousand and No/100-----Dollars

to the undersigned grantor, Maples Construction Co., Inc. a corporation,
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
 does by these presents, grant, bargain, sell and convey unto

Leslie Greg Bates and Carla D. Bacon

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

Lot 74, according to the Survey of Willow Creek, Phase Two, as recorded in Map
 Book 9, page 102 A & B, in the Probate Office of Shelby County, Alabama; being
 situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1987.
2. Building setback line of 35 feet from Willow Creek Place as shown by plat.
3. Public utility easements as shown by recorded plat, including a 20 foot easement on the Southwest corner and a 7.5 foot easement on the West side.
4. Right-of-way granted to Alabama Power Company and South Central Bell in Deed Book 330, page 244 and Real 50, page 352.
5. Easement to Town of Alabaster in Deed Book 308, page 255.
6. Easement in Deed Book 308, page 136.
7. Mineral and mining rights.

\$79,926.00 of the purchase price recited above was paid from a mortgage
 loan closed simultaneously herewith.

STATE OF ALABAMA
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1986 DEC 30 AM 6:24

JUDGE OF PROBATE

1. Deed Tax \$ 1.50
 2. Mtg. Tax _____
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 5.00

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Joe Maples
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of December 19 86.

ATTEST:

Maples Construction Co., Inc.

By Joe Maples
 President

STATE OF ALABAMA }
 COUNTY OF JEFFERSON }

Secretary
 1. Deed Tax \$ _____
 2. Mtg. Tax _____
 3. Recording Fee _____
 4. Indexing Fee _____
 TOTAL _____

I, Joe Maples
 the undersigned
 State, hereby certify that
 whose name as

President of

Maples Construction Co., 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 23rd

day of December

19 86.

James A. Holliman
 Notary Public