

1858

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 North 19th Street, Birmingham, Alabama 35234

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ---One Hundred Five Thousand Three Hundred Twenty Five & 00/100---
(\$105,325.00)

to the undersigned grantor, Dailey Designing and 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

David N. Ficken and Beverly J. Ficken

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

Lot 3, Block 12, Broken Bow South Subdivision, as recorded in Map Book 11, page 82
in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,
if any, of record.

Subject to ad valorem taxes for the current tax year.

\$94,750.00 of the consideration recited above was paid from a mortgage loan closed
simultaneously herewith.

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1. Deed Tax \$ 11.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 14.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. 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 encum-
brances,

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, Jerry Dailey
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of March 1989

Dailey Designing and Construction Co., Inc.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Secretary

By Jerry Dailey President

STATE OF ALABAMA
COUNTY OF JEFFERSON

89 MAR 29 AM 9:06

I, the undersigned JUDGE OF PROBATE a Notary Public in and for said County in said
State, hereby certify that Jerry Dailey,
whose name as President of Dailey Designing and 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, in said capacity as President.

Given under my hand and official seal, this the 24th day of March 1989

Notary Public