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This instrument was prepared by:

(Name) **JAMES R. MONCUS, JR., ATTORNEY**
(Address) **1318 ALFORD AVENUE SUITE 102**
BIRMINGHAM ALABAMA 35226

Send Tax Notice to:

(Name) **JOHN COLE WELCH**
(Address) **2232 VANESSA DRIVE**
BIRMINGHAM ALABAMA 35242

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

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED FIFTY THOUSAND AND NO/100 (\$150,000.00) DOLLARS**

to the undersigned grantor, **S G M CORPORATION** a corporation,
(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

JOHN COLE WELCH AND CAROL B. WELCH

(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 right of reversion, the following described real estate, situated in **SHELBY COUNTY, ALABAMA, TO-WIT:**

LOT 11, ACCORDING TO THE SURVEY OF ALTADENA WOODS, FOURTH SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 62 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

\$120,000.00 OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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1. Deed Tax -----	\$ <u>30.00</u>
2. Mig. Tax -----	\$ <u> </u>
3. Recording Fee -----	\$ <u>2.50</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. Notary Fee -----	\$ <u> </u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>36.50</u>

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 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 it President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of SEPTEMBER, 1989

ATTEST:

S G M CORPORATION

By

President

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

**STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED**

39 OCT 10 AM 10:11

I, THE UNDERSIGNED

State, hereby certify that GREG A. MESTLER
whose name as President of S G M CORPORATION

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,

a Notary Public is and for said County in said

Given under my hand and official seal, this is 29 TH day of SEPTEMBER
02-23-92

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