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This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
R.D. MALLORY
ROUTE 2 BOX 372J
CALHAN, AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Two Thousand and No/100 Dollars (\$22,000.00), to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is acknowledged, we, Dogwood Forest Joint Venture by its Partners, John D. Baird and David F. Byers (herein referred to as GRANTORS) do grant, bargain, sell and convey unto R. D. Mallory and Brenda G. Mallory (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 23, according to the recorded map of DOGWOOD FOREST, SECOND PHASE, as recorded in Map Book 13, Page 91, in the Probate Office of Shelby County, Alabama.

BOOK 268 PAGE 976

SUBJECT TO: (1) Taxes for 1990 and subsequent years.
(2) Pipe line permit to Southern Natural Gas Corp. as recorded in Deed Book 90, Page 327, in Probate Office.
(3) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 355, Page 136, in Probate Office.
(4) 10 foot utility easement over the East side of said lot as shown on recorded map of said subdivision.
(5) 75 foot building set back line from Chestnut Lane as shown on recorded map of said subdivision.

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 contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Dogwood Forest Joint Venture, by its Partners, John D. Baird and David F. Byers, who are authorized to execute this conveyance, have hereto set their signature and seal, this the 1 day of DECEMBER, 1989.

DOGWOOD FOREST JOINT VENTURE

BY:

John D. Baird
John D. Baird, Its Partner

BY:

David F. Byers
David F. Byers, Its Partner

Larry R. Newman

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John D. Baird and David F. Byers, whose names as Partners of Dogwood Forest Joint Venture, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they, as Partners of Dogwood Forest Joint Venture, executed the same voluntarily for and as the act of said joint venture, on the day the same bears date.

1989 Given under my hand this 1 day of DECEMBER.

[Signature]
Notary Public

My Commission Expires: 3-1-90

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

89 DEC -6 AM 8:06

[Signature]
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>4.50</u>
2. Notary Fee -----	\$ <u>5.00</u>
3. [unclear] -----	\$ <u>3.00</u>
4. [unclear] -----	\$ <u>1.00</u>
5. [unclear] -----	\$ <u>1.00</u>
6. [unclear] -----	\$ <u>1.00</u>
Total -----	\$ <u>13.50</u>