

Send Tax Notice To:

This instrument was prepared by  
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(Address) Birmingham, AL. 35244

1700 Monteagle Drive  
Bessemer, AL. 35023

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY-THREE THOUSAND AND NO/100 (\$173,000.00)  
DOLLARS

to the undersigned grantor, TOXEY CONSTRUCTION COMPANY, INC. 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

Steve Ginn and Rhonda Ginn

(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 the County of Shelby, State of Alabama, to-wit:

Lot 9, according to the Survey of Southpointe, Fifth Sector,  
as recorded in Map Book 13, Page 120, in the Probate Office  
of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years.  
Easements, restrictions, reservations, rights-of-way, limitations,  
covenants and conditions of record, if any. (3) Mineral and mining  
rights.

\$2,750.00 of the purchase price of the property described herein has  
been paid by the proceeds of a first mortgage loan executed and  
recorded simultaneously herewith.

STATE OF ALA. JUD. SEC.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAY 29 PM 2:09

JUDGE OF PROBATE

1. Deed Tax	\$ 43.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. V. Tax Fee	\$
6. Certified Fee	\$ 1.10
Total	\$ 50.00

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 con-  
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Roy E. Toxey  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of May, 19 90.

ATTEST:

TOXEY CONSTRUCTION COMPANY, INC.

By Roy E. Toxey President  
ROY E. TOXEY,

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned authority a Notary Public in and for said County in said  
State, hereby certify that Roy E. Toxey  
whose name as President of TOXEY CONSTRUCTION COMPANY, 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 May, 19 90.

My Commission Expires: 4/1/94

Notary Public