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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Paul M. Clingan
(Address) 1401 Timber Circle
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-SIX THOUSAND AND NO/100ths DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joe N. Rose DBA Rose Homebuilders

(herein referred to as grantors) do grant, bargain, sell and convey unto Paul M. Clingan and wife, Gwen Clingan

(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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1, according to the Amended Map of Timber Park, as recorded in Map Book 13, Page 115, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$86,776.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneous herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

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

91 MAY 30 AM 11:16

JUDGE OF PROBATE

NO TAX COLLECTED

1	Doc. Tax	
2		3.50
3		3.50
4		1.00
5		1.00
6		
Total		7.50

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 for such survivor forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 28th day of May, 19 91

WITNESS

Joe N. Rose DBA Rose Homebuilders

BY: Joe N. Rose (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

shelby

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joe N. Rose DBA Rose Homebuilders whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May A.D., 19 91

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

3-5-95

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