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Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC

(Address) PO BOX 360187

Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Richard O. Evans

(Address) 108 Newgate Road

Alabaster, Alabama 35007

PARTNERSHIP WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

\$219,900. 00

That in consideration of Two Hundred Nineteen Thousand Nine Hundred and no/100ths Dollars

to the undersigned grantor, G & M Construction

a (general) (limited) partnership,

(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

Richard O. Evans and wife, Brenda B. Evans

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 3, Block 2, according to the Map of Norwick Forest, First Sector, as recorded in Map Book 11, Page 63 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rigths of way, if any, of record.

\$120,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

05/04/1995-11612
08:49 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 111.00

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it 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 its General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of April 19 95

G & M Construction

By

Mary J. Clement

Partner

(Seal)

By

Gerald R. Atchley

Partner

(Seal)

Inst # 1995-11612

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that

Mary J. Clement and Gerald R. Atchley

whose name(s) as general partner(s) of G & M Construction

a (n) Alabama

(general) (limited)

(state)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 28th day of

April

, 1995

AFFIX NOTARIAL SEAL

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

Notary Public

My commission expires:

3/5/99

Inst # 1995-11612

05/04/1995-11612
08:49 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 NCD 111.00

Return To:

TO

WARRANTY DEED

(Partnership form, jointly for life with
remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$

Deed Tax \$

\$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

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