

This instrument was prepared by

Send Tax Notice To: Bruce F. Mosser

(Name) Larry L. Halcomb

name

803 Stoneridge Drive

address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Helena, AL 35080

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

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND TWO HUNDRED FIFTY AND NO/100
-----DOLLARS (\$129,250.00)

to the undersigned grantor, Fieldstone Construction and Mortgage, Inc.

(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 Bruce F. Mosser and wife, Susan Mosser

(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, AL to-wit:

Lot 374, according to the Survey of Phase II, Fieldstone Park, Third Sector, as recorded in Map Book 20, Page 35, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1996.

Subject to restrictions and 30 foot building line, of record.

\$ 122,750.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-21366

07/03/1996-21366
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 15.00

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 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 its President, B. J. Harris who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of June 1996

ATTEST:

Fieldstone Construction and Mortgage, Inc.

By B. J. Harris
B. J. Harris, President

STATE OF Alabama
COUNTY OF Jefferson }

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that B. J. Harris whose name as President of Fieldstone Construction and Mortgage, 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 27th day of June 1996

Larry L. Halcomb
Notary Public

By Commission Expires
January 23, 1998

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