

This instrument was prepared by

Send Tax Notice To: James M. Hunter, Jr.(Name) LANGE, SIMPSON ET AL

name

1005 Mill Springs Drive

address

(Address) 728 Shades Creek Parkway #120, Birmingham, AL 35209 Hoover, Alabama 35244

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 THREE HUNDRED SIXTEEN THOUSAND THREE HUNDRED SIXTY AND NO/100----

-----DOLLARS (\$316,360.00)

to the undersigned grantor, L & P Contracting, LLC

(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 James M. Hunter, Jr. and wife, Marsha W. Hunter

(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, Alabama to-wit:

Lot 13, according to the Survey of Mill Springs Estates, Amended 1st Sector, as recorded in Map Book 24, Page 116, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 316,360.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-22104

05/26/1999-22104
01:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HKS 9.50

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 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, David Leonard who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of May 1999

L & P Contracting, LLC

ATTEST:

By David Leonard, President

STATE OF Alabama
COUNTY OF Jefferson

I, David F. Ovson a Notary Public in and for said County in said State, hereby certify that David Leonard whose name as President of L & P Contracting, LLC 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 24th day of May 1999

NOTARY PUBLIC

ALABAMA AT LARGE

David F. Ovson

Notary Public