

"TITLE NOT EXAMINED BY PREPARER"

This instrument was prepared by

Send Tax Notice To: THOMAS L. YARBROUGH, III

(Name) Massey & Stotser, P.C.

name
6105 ROSEMONT COURT

address

(Address) 1780 Gadsden Highway

HOOVER, ALABAMA 35242

Birmingham, Alabama 35235

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 TEN AND NO/100

300,000
DOLLARS (\$10.00)

to the undersigned grantor, T. L. YARBROUGH CONSTRUCTION CO., INC.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto THOMAS L. YARBROUGH, III AND WIFE, ROBIN YARBROUGH

(herein referred to as GRANTEEES) 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 15, ACCORDING TO THE SURVEY OF GREYSTONE, 7TH SECTOR, PHASE II, AS RECORDED IN MAP BOOK 19, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 1999 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$300,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Inst # 1999-43183

10/19/1999-43183

09:49 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CJ1

9.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of September 1999.

ATTEST:

T. L. YARBROUGH CONSTRUCTION CO., INC.
By Thomas L. Yarbrough
THOMAS L. YARBROUGH, PRESIDENT

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS L. YARBROUGH, whose name as PRESIDENT of T. L. YARBROUGH CONSTRUCTION CO., 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 day of, 1999 September 30.

David W. Davis
Notary Public
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept. 6, 2002
BONDED THRU NOTARY PUBLIC UNDERWRITERS