

This instrument was prepared by

SEND TAX NOTICE TO:

(Name) LARRY L. HALCOMBMichael G. Zaden

ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAYHOMEWOOD, ALABAMA 35208

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty five thousand six hundred and no/100 (\$135,600.00)

to the undersigned grantor, Leo James Builders, 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

Michael G. Zaden and Sherrie G. Zaden(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 51, according to Survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1983.

Subject to restrictions, easements, building lines, transmission line permit and agreement with Alabama Power Company of record.

BOOK 347 PAGE 132

\$ 65,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, Leo James who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of May 19 83

ATTEST:

Leo James Builders, Inc.By Leo James

President

STATE OF Alabama  
COUNTY OF Jefferson

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

WITNESS DEED FILED

See 7/17/83

1983 MAY 12 AM 9:15

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I, Larry L. HalcombState, hereby certify that Leo James

whose name as

President of

Leo James Builders, 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 10th

day of

May

19 83

Larry L. Halcomb

Notary Public

My Commission Expires 1/21/84