

This instrument was prepared by

(Name) Courtney H. Mason, Jr.(Address) P. O. Box 1007, Alabaster, Alabama
35007

This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Two Thousand Five Hundred and NO/100th (\$62,500.00) DOLLARS

to the undersigned grantor, Fulton Construction Company, Inc. a corporation,
(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 untoJohnny V. Simpson and wife, Beverly N. Simpson(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.

Lot 97, according to survey of Kingwood, Third Addition, as recorded in Map Book 7 Page 26 in the Probate Office of Shelby County, Alabama; LESS AND EXCEPT that portion of said lot described as follows: Begin at the NE corner of Lot 97 and run in a Southeasterly direction along the easterly line of Lot 97 a distance of 28.77 feet to a point on an old fence line; thence angle right and run Westerly along said fence to a point on the West line on Lot 97 which is 31.86 feet south of the NW corner of Lot 97; thence run North along the West line of said lot 31.86 feet to the NW corner of said Lot 97; thence run Easterly along the North line of said lot 142.93 feet to the point of beginning.

All being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$55,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: P. O. Box 9
Pelham, Alabama 35124GRANTEES' ADDRESS: 1856 King Charles Court
Alabaster, Alabama 35007

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, Robert E. Fulton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of June 19 83

ATTEST:

Fulton Construction Company, Inc.Robert E. Fulton, PresidentSTATE OF ALABAMA
COUNTY OF SHELBYI, Robert E. Fulton the undersignedState, hereby certify that Robert E. Fulton whose name as President ofFulton Construction Company, 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 30th day of June 19 83

Form ALA-33