

This instrument was prepared by

(Name) **LARRY L. HALCOMB**
 (Address) **ATTORNEY AT LAW**
3312 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 36806

Send tax notice to:

Frank S. Stegall
2661 Buckboard Road
Birmingham, AL

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 seven thousand five hundred seventy and no/100 (\$67,570.00)

Douglas Construction and Development, Inc. a corporation,
 to the undersigned grantor,
 (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

Frank S. Stegall and Sandra Kay Stegall

(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 85, according to the survey of Homestead, Second Sector, as recorded in Map Book 6, page 74, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines and permit of record.

\$ 57,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 354 PAGE 325

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

1984 MAR 29 AM 10:26
 See Mtg 445-799
 Thomas P. Henderson
 JUDGE OF PROBATE

Deed tax - 11.00
 Rec. 1.50
 Ad. 1.00
 13.50

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, Ronald D. Threadgill who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of March 1984

ATTEST:

Douglas Construction and Development, Inc.

By Ronald D. Threadgill President

Secretary

STATE OF Alabama
 COUNTY OF Jefferson

a Notary Public in and for said County in said

I, Larry L. Halcomb
 State, hereby certify that Ronald D. Threadgill
 whose name as President of Douglas Construction and Development, 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 26 day of March 1984

[Signature]
 Notary Public

My Commission Expires 1/23/86