

This instrument was prepared by  
**LARRY L. HALCOMB**  
(Name) ATTORNEY AT LAW  
3512 OLD MONTGOMERY HIGHWAY  
(Address) HOMEWOOD, ALABAMA 35209

886

Send tax notice to:  
**John L. Midkiff, Jr.**  
3633 Cumberland Trace  
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 One hundred nineteen thousand five hundred and no/100 (\$119,500.00)

to the undersigned grantor, **J & S Homes, 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 unto

**John L. Midkiff, Jr. and Shirley L. Midkiff**

(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 9, according to Survey of MEADOW BROOK, Second Sector, Second Phase as recorded in Map Book 7, page 130, in the Office of the Judge of Probate, Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easements, building lines, permits and agreements with Alabama Power Company of record.

\$ 113,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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, **Steven L. Davis** who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14 day of April 19 84

ATTEST: *Deed TAX 6.00*  
*Rec 1.50*  
*Ind 1.00*  
*8.50*  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
Secretary

J & S Homes, Inc.  
By *Steven L. Davis*  
President

STATE OF Alabama }  
COUNTY OF Jefferson }  
1984 APR 17 AM 9:22  
*see Mtg H48-28*  
*Thomas J. L...*  
JUDGE OF PROBATE

I, **Larry L. Halcomb** a Notary Public in and for said County in said State, hereby certify that **Steven L. Davis** whose name as President of **J & S Homes, 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 14 day of April

*Larry Halcomb*

*Steven L. Davis*  
Notary Public

Commission Expires 1/23/86