

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) PO Box 360187

Birmingham, AL 35236-0187

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for



SAFECO Title Insurance Company

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 Eighty three thousand nine hundred &amp; NO/100ths (\$83,900.00) Dollars

to the undersigned grantor, Fulton 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

James Terry Banks and wife, Janet McClung Banks

(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, to-wit:

Lot 10, Block 2, according to the survey of Dearing Downs, Second  
 Addition, as recorded in Map Book 9 page 33 in the Office of the  
 Judge of Probate of Shelby County, Alabama; being situated in Shelby  
 County, Alabama.

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

\$79,700.00 of the above recited purchase price was paid from a  
 mortgage loan closed simultaneously herewith.

Grantees' Address: 1244 Southwind Drive  
 Helena, AL 35080

## RECORDING FEES

Mortgage Tax	\$	
Deed Tax		4.50
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	8.00

STATE OF ALABAMA  
 COUNTY OF SHELBY  
 1985 AUG 29 AM 10:09

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 con-  
 tingent 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 encum-  
 brances,

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, Robert E. Fulton  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of August 19 85

FULTON CONSTRUCTION CO., INC.

ATTEST:

By *Robert E. Fulton*  
 Robert E. Fulton President

STATE OF ALABAMA  
 COUNTY OF SHELBY

I, THE UNDERSIGNED a Notary Public in and for said County in said  
 State, hereby certify that Robert E. Fulton  
 whose name as the President of Fulton 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 26th day of

August

1985.

Form ALA-33

Commission Expires April 9, 1987