

This instrument was prepared by

747

Send tax notice to:
Thomas L. Fagan, Jr.
5243 Harvest Ridge Lane
Birmingham, AL 35243

(Name) LARRY L. HALCOMB

(Address) 3512 OLD MONTGOMERY HIGHWAY

HOMewood, ALABAMA 35209

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 twenty thousand and no/100 (\$ 120,000.00)

to the undersigned grantor, Deer Springs Estates, 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

Thomas L. Fagan, Jr. and Cheryl S. Fagan

(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 10, according to the Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9,
Page 6, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

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

\$ 73,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

RECORDING FEES

| | | |
|---------------|----|------|
| Mortgage Tax | \$ | |
| Deed Tax | | 4700 |
| Mineral Tax | | |
| Recording Fee | | 250 |
| Index Fee | | 100 |
| TOTAL | \$ | 5050 |

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT TO BE
1985 SEP 16 AM 9:04

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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 con-
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Henry K. McBride
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of September 19 85

ATTEST:

Deer Springs Estates, Inc.

By

Henry K. McBride
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb

State, hereby certify that

whose name as

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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 9th day of September 19 85

Jeff. Halcomb

Larry L. Halcomb

Notary Public

My Commission Expires 1/23/8