

This instrument prepared by

5048 Meadowbrook Road
Birmingham, AL

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
(Address) **3512 OLD MONTGOMERY HIGHWAY
HOMERWOOD, ALABAMA 35206**

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 forty-two thousand five hundred and no/100 --- (\$ 142,500.00)

to the undersigned grantor, **Cornerstone Properties, 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

Mark F. Calhoun and Alison B. Calhoun

(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 34, according to the survey of Meadow Brook, 7th Sector, 2nd Phase, as recorded in Map Book 9, page 36 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to taxes for 1986.

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

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

1985 OCT 21 PM 1:57

Thomas A. Souders, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		52.50
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	56.00

\$ 90,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, **Donald M. Acton**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of August 19 85

ATTEST:

Cornerstone Properties, Inc.

By *Donald M. Acton* President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, **Larry L. Halcomb** a Notary Public in and for said County in said State, hereby certify that **Donald M. Acton** whose name as President of **Cornerstone Properties, 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 17th day of October 19 85

Larry L. Halcomb
Larry L. Halcomb

Notary Public

My Commission Expires 1/23/86