

Send tax notice to:  
Jeffrey A. Alva  
3656 Tall Timber Drive  
Birmingham, AL 35243

This instrument was prepared by  
**LARRY L. HALCOMB**  
ATTORNEY AT LAW  
(Name).....  
(Address).....  
3512 OLD MONTGOMERY HIGHWAY  
HUNTSWOOD, ALABAMA 35896

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 fifty-three thousand and no/100 ----- (\$ 153,000.00)

to the undersigned grantor, **Spratlin & Edwards 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

Jeffrey A. Alva and Teri L. Alva

(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, Alabama, to wit:

Lot 131, according to the survey of Southern Pines, 5th Sector, as  
recorded in Map Book 9 page 106 in the Probate Office of Shelby County,  
Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to taxes for 1986.

Subject to restrictions, easements, building lines, and rights of way of record.

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

1986 MAY -9 AM 10:20

*Thomas A. Swann, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 32.00  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 35.50

\$ 121,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD, To the said 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, **Neal F. Spratlin**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of May 19 86

ATTEST:

**Spratlin & Edwards Construction Co., Inc.**

By *Neal F. Spratlin* President

STATE OF ALABAMA  
COUNTY OF JEFFERSON }

I, **Larry L. Halcomb** a Notary Public in and for said County in said  
State, hereby certify that **Neal F. Spratlin**  
whose name as President of **Spratlin & Edwards 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 5th day of May

*Larry L. Halcomb*  
Larry L. Halcomb

My Commission Expires January 23, 1990

