

Send tax notice to:
Ronald L. Ellis
4989 Sussex Road
Birmingham, AL 35243

This instrument was prepared by

(Name) **LARRY L. HALCOMB** 1989
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMERWOOD, 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 fifty-six thousand and no/100 ----- (\$ 156,000.00)

to the undersigned grantor, **R. H. Spratlin Builders, 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

Ronald L. Ellis and Darlene M. Ellis

(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 33, according to the survey of Southern Pines, 5th Sector, as recorded
in Map Book 9, Page 106, in Probate Office of Shelby County, Alabama,
situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to taxes for 1986.

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

\$ 140,400.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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

1986 MAY 30 AM 11: 24

Thomas D. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1600
2. Mtg. Tax _____
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 1950

BOOK 074 PAGE 89

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, **Roger H. Spratlin**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of May 19 86

ATTEST:

R. H. Spratlin Builders, Inc.
By *Roger H. 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 **Roger H. Spratlin**
whose name as **President of R. H. Spratlin Builders, 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 27th day of May

Larry L. Halcomb
Larry L. Halcomb
NOTARY PUBLIC
LARRY L. HALCOMB
1986

My Commission Expires January 23, 1990