

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY NINE THOUSAND & 00/100---- (\$79,000.00) DOLLARS to the undersigned grantor, J.D.Curtis Construction, Inc. a corporation, (herein referred to as the 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 Oscar M. Zeanah and wife, Helen L. Zeanah (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 45, according to the survey of Chanda Terrace, 2nd Sector, as recorded in Map Book 9 page 101 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BOOK 074 PAGE 425

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

\$39,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees Address:
2241 Richmond Lane, Pelham, Alabama 35124

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 it 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, John Dory Curtis, Jr., who is authorized to execute this conveyance, hereto set its signature and seal, this the 28th day of May, 1986.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 JUN -2 PM 1:38

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

1. Deed Tax \$ 40.00
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 4350

J.D.Curtis Construction, Inc
By: *John Dory Curtis, Jr.*
John Dory Curtis, Jr., President

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that John Dory Curtis, Jr. whose name as the President of J.D.Curtis Construction, 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 28th day of May, 1986

Courtney H. Mason, Jr.
Notary Public