

This instrument was prepared by

(Name) Dale Corley

(Address) 2100 16th Avenue, South

SEND TAX NOTICE TO:
Charles W. Nevins
2209 Tulip Poplar Drive
Birmingham, Alabama 35244

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty-Five Thousand Nine Hundred and no/100-----Dollars

to the undersigned grantor, Fulton Construction Company, 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

Charles W. Nevins and wife, Regena G. Nevins

(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;

See Attached Exhibit "A" for Legal Description.

Subject to current taxes, easements and restrictions of record.

\$148,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

BOOK 078 PAGE 779

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, Robert E. Fulton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of June 1986

ATTEST:

FULTON CONSTRUCTION COMPANY, INC.

By Robert E. Fulton

President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Robert E. Fulton
whose name as President of Fulton Construction Company, 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 25th day of June

Notary Public

Cahaba

Lot 2209 and the East 2.7 feet of Lot 2210 of the 22nd Addition of Riverchase Country Club, a recorded subdivision as recorded in Map Book 9, Page 141, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Lot 2209 for the Point of Beginning; thence Westerly along the South line of Lot 2209 and along and with the North right-of-way of Tulip Poplar Drive a distance of 106.00 feet to the Southwest corner of Lot 2209 and the Southeast corner of Lot 2210; thence continue Westerly along the North right-of-way of Tulip Poplar Drive and along the South line of Lot 2210 a distance of 2.7 feet; thence 90 degrees 00 minutes 00 seconds right leaving said North right-of-way and South line of Lot 2210 a distance of 127.30 feet to the North line of Lot 2210; thence 83 degrees 48 minutes 27 seconds right in an Easterly direction and along North line of Lot 2210 a distance of 2.72 feet to the Northeast corner of Lot 2210 and the Northwest corner of Lot 2209; thence continuing along North line of Lot 2209 a distance of 106.62 to the Northeast corner of Lot 2209; thence 96 degrees 11 minutes 33 seconds right in a Southerly direction a distance of 138.89 to the Southeast corner of Lot 2209 and the North right-of-way of Tulip Poplar Drive and the Point of Beginning, said parcel containing 14,467 square feet, more or less.

BOOK 078 PAGE 780

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

1986 JUL -1 AM 9:11

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 38.00
2. Mtg. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	44.00