

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

P. O. Box 360187

(Address) Birmingham, Alabama 35236-0187

**Cahaba Title, Inc.**
 Highway 31 South at Valleydale Rd., P.O. Box 689
 Pelham, Alabama 35124
 Phone (205) 988-5600
 Policy Issuing Agent for
 SAFECO Title Insurance Company


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

 STATE OF ALABAMA
 COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND AND NO/100TH (\$80,000.00) DOLLARS

 to the undersigned grantor, ROY MARTIN CONSTRUCTION, 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

JAMES W. FINAN AND WIFE, TONE-BEAM FINAN

 (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.

 Lot 50, according to the map and survey of Willow Creek, Phase Two, as recorded in
 Map Book 9 page 102 A & B, in the Probate Office of Shelby County, Alabama; being
 situated in Shelby County, Alabama.

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

 \$64,000.00 of the above-recited purchase price was paid from a mortgage loan
 closed simultaneously herewith.

Grantees' Address: 1124 Willow Creek Court, Alabaster, Alabama 35007

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

1986 JUL 21 PM 2:57

 F. Roman W. Snowden, Jr.
 JUDGE OF PROBATE

 1. Deed Tax \$ 16.00
 2. Mtg. Tax
 3. Recording Fee 250
 4. Indexing Fee 100
 TOTAL 19.50

 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, Roy L. Martin
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of July 19 86

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

 By Roy L. Martin
 Roy L. Martin, President

Secretary

 STATE OF Alabama
 COUNTY OF Shelby

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Roy L. Martin

whose name as the President of Roy Martin 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 18th day of

July

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