

SEND TAX NOTICE TO:

(Name) Charles D. Lane, Jr.
 1276 Willow Creek Place
 (Address) Alabaster, AL 35007

This instrument was prepared by

2458

(Name) James A. Holliman
 (Address) 1610 4th Avenue, North, Bessemer, AL 35020

Form 1-17 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Nine 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 D. Lane, Jr. and Terri Renea Nelson

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
 Shelby County, Alabama, to-wit:

Lot 8, 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.
 Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1986.
2. Building setback line of 35 feet from Willow Creek Place as shown by plat.
3. Public utility easements as shown by recorded plat, including a 5 foot
 easement on East side and a 15 foot easement on South side.
4. Right-of-way to Alabama Power Company and South Central Bell in Deed
 Book 50, page 252.
5. Easement to Town of Alabaster in Deed Book 308, page 255.
6. Mineral and mining rights in Deed Book 308, page 136.

\$55,900.00 of the purchase price recited above was paid from a mortgage
 loan closed simultaneously herewith.

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

1986 JUL 29 PM 1:27

Thomas A. Holliman, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ 14.00
 2. Mtg. Tax
 3. Recording Fee 250
 4. Indexing Fee 100
 TOTAL 1750

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being
 the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of
 the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee,
 and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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 encumbrances, unless otherwise noted above, 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 July 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 July 19 86.

James A. Holliman & *Ducker* *James A. Holliman*
 Notary Public