

This instrument was prepared by

(Name) Larry L. Halcomb(Address) 3512 Old Montgomery Hwy. B'ham, AL 352093649 Tall Timber Drive  
Birmingham, AL 35243

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 forty nine thousand and no/100 (149,000.00)

to the undersigned grantor, M & M Residential 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

Emanuel A. Madonia, Jr. and Connie E. Madonia

(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 Co., Alabama, to wit:Lot 53, according to the Survey of Southern Pines, 5th Sector,  
as recorded in Map book 9, Page 106, in the Probate Office of  
Shelby County.

Subject to taxes for 1986.

Subject to Restrictions, Easements, Building Lines and rights of way of record.

BOOK 093 PAGE 540

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

1986 OCT -2 PM 1:08

Thomas A. Swindler, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ 79.00
2. Mtg. Tax	2.50
3. Recording Fee	6.00
4. Indexing Fee	82.50
TOTAL	

\$70,000.00 of the purchase price was paid from the proceeds of a mortgage  
loan closed simultaneously herewith.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 Secretary J. M. Anastasia  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of September 1986

ATTEST:

M &amp; M Residential Construction Company,

Inc.

By J. M. Anastasia  
J. M. Anastasia President SecSTATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that J. M. Anastasia  
whose name as Secretary President of M & M Residential 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 and as  
the act of said corporation,

Given under my hand and official seal, this the 29th day of September

Larry L. HalcombLarry L. Halcomb

My Commission Expires

