

SEND TAX NOTICE TO:

(Name) James L. Helton, Jr.
1025 Willow Creek Parkway
 (Address) Alabaster, AL 35007

This instrument was prepared by

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(Name) James A. Holliman

(Address) 1610 Fourth Avenue, North, Bessemer, AL 35020

Form 1-1-7 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 Eighty Thousand and No/100-----Dollars

to the undersigned grantor, FULTON CONSTRUCTION CO., 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

James L. Helton, Jr. and Barbara A. Helton

(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 56-A, according to the map and resurvey of Lots 46 through 62 of
 Willow Creek, Phase One, as recorded in Map Book 9, page 95, 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 1987.
2. Building setback line of 35 feet reserved from Willow Creek Parkway
 as shown by plat.
3. Public utility easements as shown by recorded plat, including easements
 of 10 feet on the West and 15 feet on the South side of lot.
4. Right-of-way granted to Town of Alabaster by instrument recorded in
 Deed Book 308, Page 255.
5. Right-of-way granted to Alabama Power Company in Real 37, page 220.
6. Mineral and mining rights as recorded in Deed Book 308, page 136.
7. Easement as recorded in Deed Book 308, page 136.

\$60,000.00 of the purchase price recited above was paid from a mortgage
 loan closed simultaneously herewith.

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 30th day of October 19 86.

ATTEST:

FULTON CONSTRUCTION CO., INC.

Robert E. Fulton
 President

STATE OF ALABAMA }
 COUNTY OF JEFFERSON }

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

1986 NOV -4 AM 9:13

1. Doc Tax \$ 20.00
2. Mig Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
- TOTAL 23.50

I, the undersigned Robert E. Fulton,
 State, hereby certify that Robert E. Fulton
 whose name as President of
 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 30th day of October 19 86.

Holliman & Tucker

Notary Public