

This instrument was prepared by

1440

SEND TAX NOTICE TO:

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY

HOMESIDE, ALABAMA 35206

Louis Kelly Isaacson

508 St. Ann's Circle

Birmingham, Al 35244

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred eleven thousand five hundred and no/100 (211,500.00)

to the undersigned grantor, Choice Builders, Inc.

(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

Louis Kelly Isaacson and Harriett M. Isaacson

(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:

Lot 7-A, according to a Resurvey of Lot 7, Heatherwood 2nd Sector, as recorded in Map Book 9, Page 4, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1987.

Subject to restrictions, building lines, easements, rights of way and agreement with Alabama Power Company of record.

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

1986 DEC 16 PM 5:46

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 26.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 80.00

\$135,000.00 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 contingent 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 encumbrances,

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, *Terry Phillips* who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of December 19 86

ATTEST:

Choice Builders, Inc.

By *Terry Phillips* (Pres.)
President

STATE OF Alabama
COUNTY OF Jefferson }

I, *Larry L. Halcomb*
State, hereby certify that *Terry Phillips*
whose name as President of Choice Builders, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 12th day of December

Larry L. Halcomb
Notary Public

Commission Expires January 23, 1990