

This instrument was prepared by

SEND TAX NOTICE TO:

James C. Sullivan

1219 Country Club Circle

Birmingham, Al 35244

(Name)

LARRY L. HALCOMB

ATTORNEY AT LAW

(Address)

8812 OLD MONTGOMERY HIGHWAY

HOMECORP, INC. A CORPORATION

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 Three hundred eight thousand and no/100 (308,000.00)

to the undersigned grantor, Mangrum Homes, 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 C. Sullivan and Vickie L. Sullivan

(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, AL, to wit:

Lot 50, according to the Third Addition, Riverchase Country Club Residential Subdivision, as recorded in Map Book 7, Page 53, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1987.

Subject to Protective Covenants, easements and agreement with Alabama Power Co. of record.

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\$215,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

1987 MAR 30 PM 2:01

Erwin H. Mangrum, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 93.00
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 96.50

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, Erwin H. Mangrum who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of March 1987

ATTEST:

Mangrum Homes, Inc.

By *Erwin H. Mangrum*
President

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that Erwin H. Mangrum whose name as President of

Mangrum Homes, 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 26th day of March

Larry L. Halcomb
Larry L. Halcomb

My Commission Expires January 23, 1990

