

0863 / 498 SEND TAX NOTICE TO: 3143 PAGE 049
This instrument was prepared by LARRY L. HALCOMB
(Name) ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35209
Rodney A. Folmar
2124 Cahaba Crest 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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred sixty four thousand nine hundred and no/100 (164,900.00)

to the undersigned grantor, Spratlin & Edwards, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Rodney A. Folmar and Janice J. Folmar

(herein referred to as GRANTEEES) 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 Jefferson and Shelby Co., Alabama, to wit;

Lot 11, 5th Sector, according to the Survey of Altadena Woods
2nd and 5th Sectors, as recorded in Map Book 151, Page 25, in
the Probate Office of Jefferson County, Alabama, and in Map
Book 10, Page 54 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1987.

Subject to building lines, easements, rights of way and restrictions of record.

BOOK 134 PAGE 254

Spratlin & Edwards, Inc. and Spratlin & Edwards Construction Co., Inc is
one and the same company.

\$131,900.00 of the purchase price was paid from the proceeds of a
mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Neal F. Spratlin
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of April 1987

ATTEST:

I CERTIFY THIS INSTRUMENT
WAS FILED IN

1987 APR 22 PM 3:14

Spratlin & Edwards, Inc.

By

Neal F. Spratlin
President

STATE OF Alabama
COUNTY OF Jefferson

JUDGE OF PROBATE

I, Larry L. Halcomb

State, hereby certify that Neal F. Spratlin
whose name as President of Spratlin and Edwards, 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 20th day of April

Larry L. Halcomb