

522

This instrument was prepared by

(Name) J. Dan Taylor, Attorney at Law
600 Title Building
(Address) Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Two Thousand Five Hundred and no/100-----DOLLARS
(\$82,500.00)

to the undersigned grantor, B. G. Winford Builders
(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
Mark S. Steeley and Lisa A. Steeley

(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 79, according to the Survey of Willow Creek-Phase Two, Map Book 9,
Page 102, A and B, as recorded in the Probate Office of Shelby County,
Alabama.

Subject to easements and restrictions of record and current year Ad Valorem
taxes.

NTOE: \$66,000.00 of the above recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

BOOK 134 PAGE 307

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 President, Brett G. Winford
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of May 19 87

ATTEST:

B. G. Winford Builders
By Brett G. Winford President

STATE OF ALABAMA
COUNTY OF SHELBY
INSTRUMENT NO. 111

STATE OF ALABAMA
COUNTY OF JEFFERSON } 1987 JUN -5 AM 11:00

I, the undersigned Brett G. Winford
State, hereby certify that Brett G. Winford
whose name as President of B. G. Winford Builders
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 29th day of May

- 1. Deed Tax \$ 16.50
- 2. M/L Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00

[Signature]
Notary Public
JUN 10 1987