

This instrument was prepared by

LARRY L. HALCOMB

SEND TAX NOTICE TO:

Hermant Modi

(Name)

ATTORNEY AT LAW

Route 2 Box 20

(Address)

3512 OLD MONTGOMERY HIGHWAY

Alabaster, Al 35007

HOMWOOD, ALABAMA 35209

CORPORATION FORM 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

Eight thousand and no/100 (8,000.00)

to the undersigned grantor, Walington Developers, 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

Hermant Modi and Kinnari H. Modi

(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 10, Block 2, according to Walington Developers, Inc. Addition to Southwind Subdivision, First Sector, as recorded in Map Book 8, Page 128 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 restrictions, easements, building lines and agreement with Alabama Power Co. of record.

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\$6,000.00 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, Wayne P. Walton who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of June 19 87

ATTEST: 1. Deed Tax \$ 2.00
2. Mtg Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00

Walington Developers, Inc.
By: *Wayne P. Walton*
President
1007 JUN -8 AM 10:39

STATE OF ALABAMA
COUNTY OF JEFFERSON } 5.50

Larry L. Halcomb
NOTARY PUBLIC

I, Larry L. Halcomb State, hereby certify that whose name as Wayne P. Walton President of Walington Developers, 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 4th day of June 19 87

RETURN TO:
JOHN H. LAIR
1801 SOUTH 9th Ave, Suite 104

Larry L. Halcomb
Notary Public