

THIS DEED TO BE RE-RECORDED TO CORRECT SPELLING OF GRANTEE'S FIRST NAME.

This instrument was prepared by **LARRY L. HALCOMB** ATTORNEY AT LAW
3812 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209
SEND TAX NOTICE TO:
Hemant Modi
Route 2 Box 20
Alabaster, Al 35007

STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
1615
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

Hemant 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:

BOOK 137 PAGE 736

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.

BOOK 134 PAGE 569

\$6,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
INSTRUMENT WAS FILED

1987 JUN 25 AM 10:56
Re-Rec
JUDGE OF PROBATE

Rec 2.50
Jud 1.00
3.50

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, **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. Doc Tax \$ 2.00
2. Mtg Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00

Walington Developers, Inc.
By: **Wayne P. Walton**
President

STATE OF ALABAMA
COUNTY OF JEFFERSON } 5.50

1987 JUN -3 AM 10:39
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, **Larry L. Halcomb** State, hereby certify that **Wayne P. Walton** whose name as 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:

Larry L. Halcomb
Notary Public

John H. Lair
1801 South 9th Ave, Suite 104