

This instrument was prepared by

(Name) First Real Estate(Address) P.O. Box 9 Pelham, AL 35124

This Form furnished by:

Cahaba Title, Inc.1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

Seventy Five Thousand and No/100-----(\$75,000.00) DOLLARS

to the undersigned grantor, Tom Turner Const. Co., of Alabama, 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

Jerry T. Coss, Brenda S. Coss, Husband and Wife

(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 Shelby County, Alabama; to-wit

Lot 31 and 31A, according to the Map of Deerwood Lake, as recorded in Map Book 6 page 30 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

Subject to:

1. Taxes for the year 1987 are a lien, but not due and payable until October 1, 1987.
2. Public utility easements as shown by recorded plat, including an easement on the North side as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 9 page 432 in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 341 page 508 and Deed Book 292 page 352 in Probate office.
5. Right-of-way granted to Alabama Power Co. by instrument recorded in Deed Book 312 page 214 in Probate Office.
6. Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 329 and Deed Book 299 page 702 in Probate Office.
7. Title to 1/2 minerals within and underlying the premises, together with 1/2 mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 199 page 523 in Probate Office.
8. Rights of riparian owners in and to the use of said lake.

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 contingent 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 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of June 1987

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT AS FOLLOWS

137 JUL -1 PM 1:51

STATE OF Alabama
COUNTY OF Shelby

Edward R. Coss
JUDGE OF PROBATE

I, Undersigned, a Notary Public in and for said County in said State, hereby certify that Tom Turner President of Tom Turner Const., Co. of Alabama, Inc. whose name as 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 15th day of June

1987

Tom Turner
8/15/88

Notary Public