

This instrument was prepared by

LARRY L. HALCOMB

(Name) ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

7/19
SEND TAX NOTICE TO:
James L. Talbert

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 Two hundred forty four thousand two hundred thirty and no/100
(244,230.00)

to the undersigned grantor, D. L. Acton Building Company, 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

James L. Talbert and Ginger B. Talbert

(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 56, according to the Survey of Meadow Brook, 17th Sector, as recorded in
Map Book 9, Page 158 A & B in the Probate Office of Shelby county, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1987.

Subject to building lines, easement, agreement and release of damages,
restrictions, right of way and agreement with Alabama Power Co. of record.

1. Deed Tax \$ 169.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 173.00

\$75,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD. To the said 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 in 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, Douglas L. Acton
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of August 19 87

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT TO BE
CORRECT

D. L. Acton Building Company, Inc.

By

Douglas L. Acton
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

{ 1987 AUG 11 PM 1:45

I, Larry L. Halcomb

State, hereby certify that
whose name as

Douglas L. Acton
President of

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 10th day of August

19 87

Larry L. Halcomb
Notary Public